



15 GLENDALE CRESCENT

LOSTOCK HALL, PRESTON, PR5 5YA

£239,950
FREEHOLD

- Well Presented Three Bedroom Semi Detached Property
- Great Location Close to All Local Amenities
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Second Reception Room
- Contemporary Breakfast Kitchen
- Large Conservatory
- Fabulous Large Sunny Gardens
- Plenty Of Driveway Parking & Detached Garage
- Early Viewing Comes Highly

Recommended

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

15 Glendale Crescent

Marie Holmes Estate Agents are delighted to introduce to the market this beautifully presented, three bedroom semi-detached property in a highly sought after part of Lostock Hall. This home would be ideal for a family – offering spacious indoor and outdoor living. Benefitting from easy access to Leyland town and Preston city centres, great motorway links (M6/M61) and highly regarded schools on your doorstep

The well-planned accommodation briefly comprises an entrance porch, a welcoming lounge, a stylish breakfast kitchen, a second reception room providing flexible living or dining space, a bright conservatory overlooking the rear garden, three well-proportioned bedrooms, and a contemporary family bathroom.

Externally, the property continues to impress with a generous rear garden featuring a patio area, perfect for outdoor dining and entertaining. There is also a garage and a substantial driveway providing ample off-road parking for several vehicles.

Situated in a highly convenient location, the property is within easy reach of a wide range of local amenities, well-regarded schools, supermarkets, out-of-town retail parks, and excellent public transport links. Commuters will also appreciate the superb access to the motorway network.

Early viewing is highly recommended to fully appreciate the space, presentation, and fantastic location this excellent family home has to offer.



Entrance Hallway

3'6" x 3'8" (1.07 x 1.13)

Entrance via a modern composite front door with feature glazed panel in to the hallway. Carpeted staircase leading to all first floor accommodation. Cupboard storage and housing utility meters. Double panel radiator. Ceiling light fitting. Wood effect laminate flooring.

Living Room

11'3" x 12'12" (3.42 x 3.96)

UPVC double glazed window to the front elevation. Feature electric fire with modern surround and marble hearth. TV aerial socket. Double panel radiator. Ceiling light fitting with decorative ceiling rose. Wood effect laminate flooring.

Breakfast Kitchen

15'7" x 8' (4.74 x 2.45)

UPVC double glazed window and UPVC door with glazed side panel to the rear elevation. Features a range of modern eye and base level units in high gloss grey with contrasting work surfaces over. Inset one and a half bowl composite sink and drainer unit with flexi-mixer tap. Integrated electric oven with five burner gas hob and modern chimney style extractor hood over. Part tiled elevations. Space and plumbed for washing machine. Space for tall fridge freezer. Breakfast Bar. Double panel radiator. Ceiling spotlight fitting. Wood effect laminate flooring. Understairs storage cupboard. Glazed internal door leading through to:-

Second Reception Room

8' x 11'2" (2.44 x 3.40)

UPVC double glazed window to the side elevation and UPVC double glazed French doors lead out to the rear garden. Wood effect laminate flooring. Ceiling light fitting. Double panel radiator. Oak glazed double doors lead through to:-

Conservatory

8'5" x 8'11" (2.57 x 2.71)

UPVC double glazed conservatory on a brick built base with UPVC door to the side elevation leading out on to the rear garden. Tiled flooring. TV aerial socket. Ceiling light fitting.

First Floor Landing

2'11" x 6'10" (0.90 x 2.08)

A spindle balustrade carpeted staircase leads up to all first floor accommodation. UPVC double glazed window to the side elevation. Carpeted. Ceiling light fitting. Doors leading off to all first floor rooms.

Bedroom One

9'8" x 10'9" (2.95 x 3.28)

UPVC double glazed window to the front elevation. Radiator. Carpeted. Ceiling light fitting.

Bedroom Two

8'6" x 10'1" (2.59 x 3.08)

UPVC double glazed window to the front elevation. Features fitted robe and drawer storage. Radiator. Carpeted. Ceiling light fitting.

Bedroom Three

6'8" x 7'2" (2.02 x 2.19)

UPVC double glazed window to the front elevation. Radiator. Carpeted. Ceiling light fitting.

Family Bathroom

5'5" x 6'5" (1.65 x 1.96)

UPVC double glazed obscured window to the rear elevation. Features a three-piece suite in white comprising of a low flush W.C, wash hand basin with mixer tap set within a vanity unit with drawer storage and panelled bath with rainwater mixer shower over and glazed shower screen. Towel ladder radiator. Fully tiled elevations. Inset spotlights to ceiling. Extractor fan.

Front External

The low maintenance front garden offers off-road parking for several vehicles with the driveway leading to gated access to a single detached garage with up and over style door.

Rear External

The rear enclosed landscaped garden is mainly laid to lawn with planted beds containing mature plants, shrubs and bushes. Paved patio area and car port. Greenhouse and shed for additional storage.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these

particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

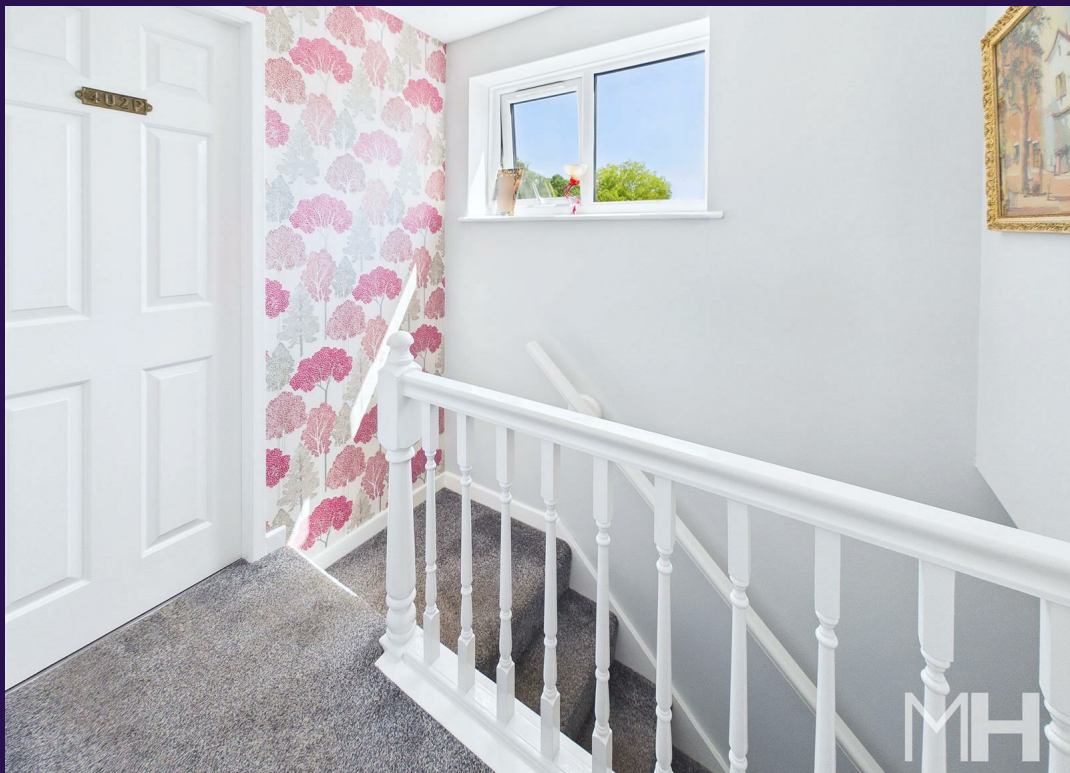
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.

15 Glendale Crescent





15 GLENDALE CRESCENT

ADDITIONAL INFORMATION

Local Authority – South Ribble Council

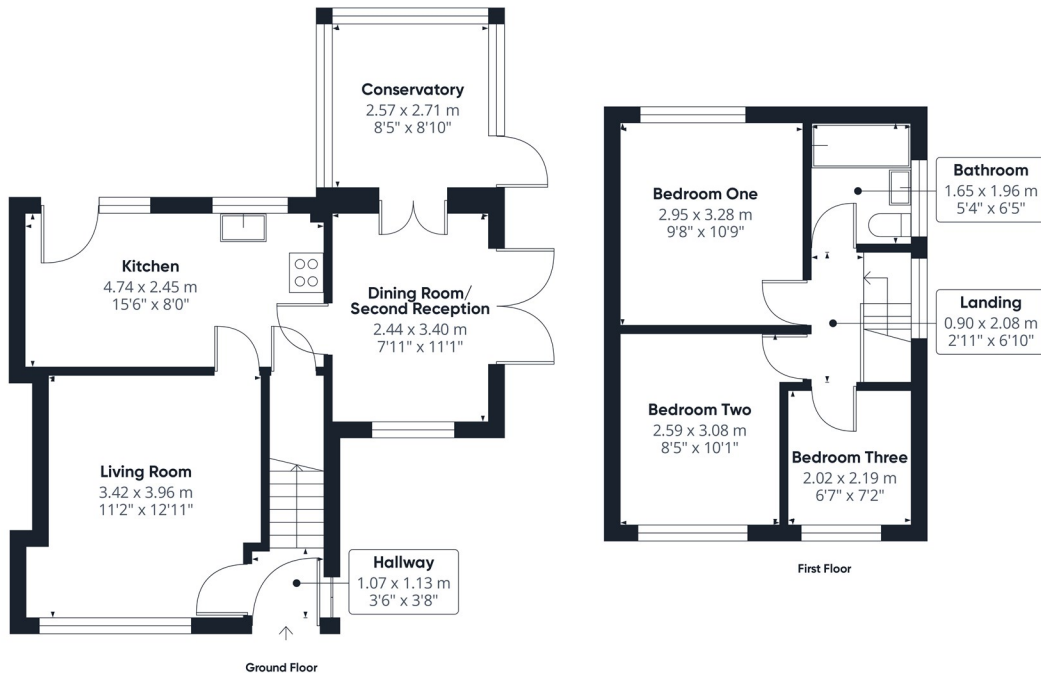
Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold

EPC Rating –



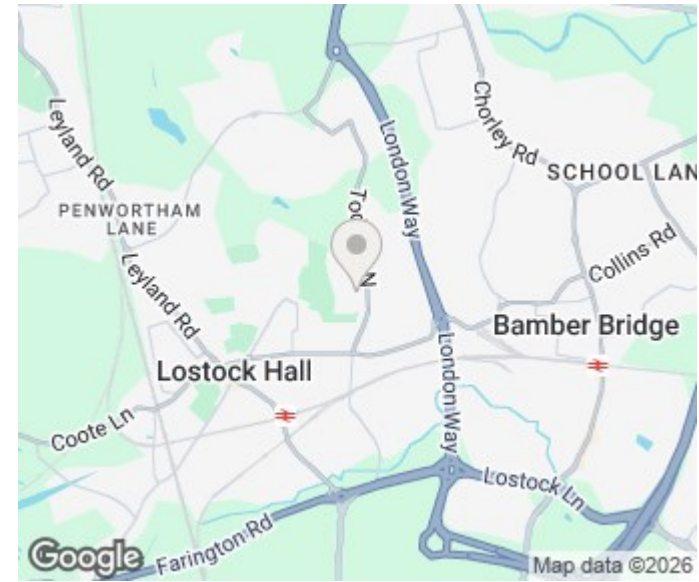


Approximate total area⁽¹⁾
73.2 m²
787 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive	2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Marie Holmes Estate Agents

36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

MARIE HOLMES
SALES | LETTINGS | MORTGAGES