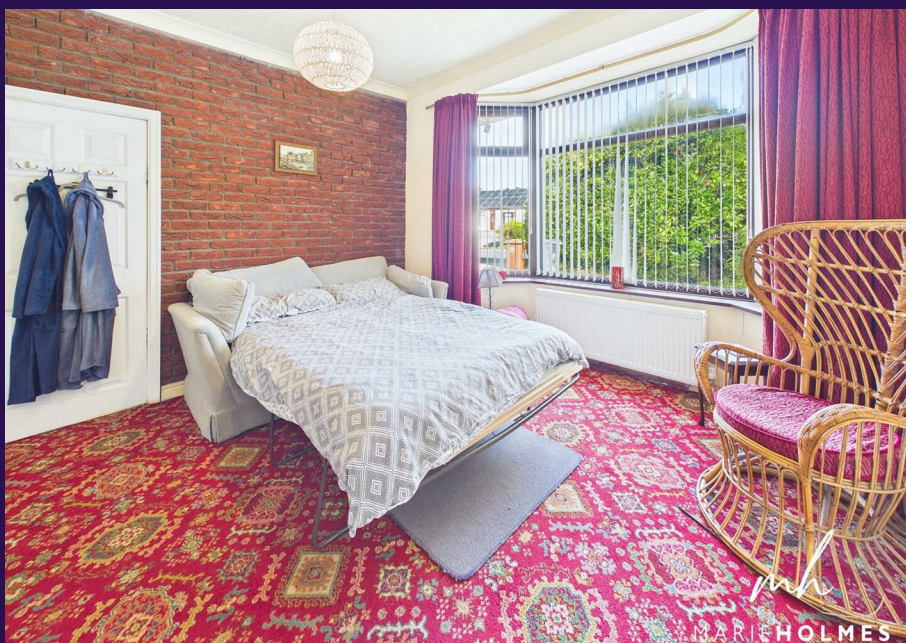




113 TODD LANE NORTH

LOSTOCK HALL, PRESTON, PR5 5UP

£265,000



Key Features

- Substantial Four-Bedroom Detached Bungalow in a Desirable Lostock Hall Location
- Fantastic Opportunity to Modernise & Create Your Ideal Home
- Spacious & Versatile Accommodation Offering Excellent Potential
- Generously Proportioned Lounge Ideal for Relaxation & Entertaining
- Modern Fitted Kitchen with Separate Utility Room
- Four Well-Proportioned Double Bedrooms
- Fourth Bedroom Benefiting from Its Own En-Suite Facilities
- Contemporary Family Bathroom with Scope for Further Personalisation
- Extensive Driveway Providing Ample Off-Road Parking & Single Garage
- Conveniently Located for Local Amenities, Schools, Transport Links & Motorway Networks

Property Summary

An exciting opportunity to acquire a substantial four-bedroom detached bungalow, occupying a desirable position in the ever-popular residential area of Lostock Hall. Offering generous and versatile accommodation throughout, this property presents excellent potential for purchasers seeking to create a wonderful home tailored to their individual tastes and requirements.

The accommodation is thoughtfully arranged and offers an excellent foundation for further improvement, with a modern fitted kitchen and contemporary bathroom already in place. Whilst some cosmetic updating would enhance the interiors, the property provides considerable scope for personalisation, making it an appealing prospect for families, downsizers or those seeking spacious single-storey living.

Internally, a welcoming entrance hallway leads through to a generously proportioned lounge, providing a comfortable space for relaxation and entertaining. The spacious fitted kitchen is complemented by a separate utility room, offering additional practicality for everyday living. Four well-proportioned double bedrooms provide excellent flexibility for family accommodation, visiting guests or home working, with the fourth bedroom enjoying the added benefit of its own en-suite facilities.

Externally, the property benefits from a single garage and an extensive driveway providing ample off-road parking for several vehicles.

The location further enhances the appeal, with Lostock Hall offering an excellent selection of local shops, supermarkets, schools, pubs, restaurants and leisure facilities. Excellent transport connections include regular bus services, Lostock Hall railway station with links to Preston and Blackburn, and convenient access to the M6, M61 and M65 motorway networks, making this an ideal base for commuters.

Combining generous accommodation, a highly convenient location and exciting potential for improvement, this is a fantastic opportunity to create a superb home. Viewing Recommended.

Entrance Vestibule

4'4" x 5'11" (1.33m x 1.80m)

Entrance via a composite door with feature obscured glazed panels. Carpeted. Radiator. Ceiling light fitting. Cupboard housing utilities. Door leading through to all ground floor accommodation.

Bedroom Three

12'3" x 12'9" (3.74m x 3.88m)

UPVC double glazed bay window to front elevation. Feature exposed brick wall. Inset fire place with feature fire. Decorative coving to ceiling. Pendant light fitting. Radiator. Carpeted.

Bedroom Two

13'2" x 10'10" (4.02m x 3.30m)

UPVC double glazed bay window to front elevation. Feature exposed brick wall. Decorative coving to ceiling. Pendant light fitting. Carpeted. Radiator.

Dressing Room

6'3" x 5'10" (1.90m x 1.78m)

Ceiling light fitting. Carpeted. Radiator.

Family Bathroom

11' x 8'12" (3.36m x 2.74m)

Features a modern 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, panelled corner bath with handheld fitment, walk-in thermostatic controlled shower with handheld fitment and glazed shower screen. Parquet effect vinyl flooring. Fully tiled elevations. Inset spotlights to ceiling. Chrome heated towel radiator. Extractor fan.

Living Room

19'9" x 15'2" (6.02m x 4.62m)

UPVC double glazed bay window to side elevation. UPVC double glazed sliding patio door leading out to rear garden. Feature exposed brick wall. Inset coal effect gas fire. Radiator. Pendant light fitting and inset spotlights to ceiling. Carpeted. TV aerial socket.

Carpeted spiral staircase leading to first floor accommodation.

Kitchen

18'1" x 8'3" (5.51m x 2.51m)

UPVC double glazed window to rear and side elevations. Features a range of modern eye and base level units in high gloss finish with contrasting complimentary work surfaces and fully tiled elevations. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated electric oven, electric four ring induction hob with stainless steel chimney style extractor over. Space for fridge. Parquet effect vinyl flooring. Ceiling light fitting.

Utility Room

UPVC double glazed window to rear elevation. Space/plumbing washing machine and tumble dryer. Space for tall fridge/freezer. Inset stainless steel sink with mixer tap. Wall mounted boiler. Parquet effect vinyl flooring. Ceiling light fitting.

Bedroom Four

7'10" x 9'4" (2.38m x 2.85m)

UPVC double glazed obscured glass door leading to rear garden. Wood effect laminate flooring. Pendant light fittings. Radiator.

En-Suite

3'5" x 9'4" (1.03m x 2.84m)

Features a three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and step in shower cubicle with electric shower and handheld fitment. Part tiled elevations. Parquet effect vinyl flooring. Inset spotlights to ceiling. Radiator. Extractor fan. Wall mounted mirror with vanity light.

First Floor Master Bedroom

20'6" x 15'10" (6.25m x 4.82m)

UPVC double glazed window to rear elevation. Parquet effect vinyl flooring. Under eaves storage cupboard. Access via a feature spiral carpeted staircase. Wall mounted spotlight track.





Garage

11'5" x 17'7" (3.49 x 5.37m)

Electric up and over garage door. Power and light.

Front External

The front of the property is designed for ease of maintenance with established planted borders featuring a variety of mature trees, plants, shrubs and bushes. A generous imprint concrete driveway provides off-road parking for several vehicles and has access to the single garage.

Rear Garden

Externally, the property enjoys a generously proportioned, low-maintenance rear garden, thoughtfully arranged with an extensive paved patio area, providing an ideal setting for outdoor dining, entertaining and relaxation. The garden is bordered by an attractive variety of established trees, mature shrubs and colourful planting, creating a pleasant sense of privacy and a delightful green backdrop. Raised planting beds, decorative stonework and ornamental features add further character, whilst a timber garden building provides a versatile additional outdoor space. Offering an appealing combination of practicality and established greenery, this charming garden presents excellent potential for further landscaping and personalisation to suit individual tastes.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact our offices.

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:

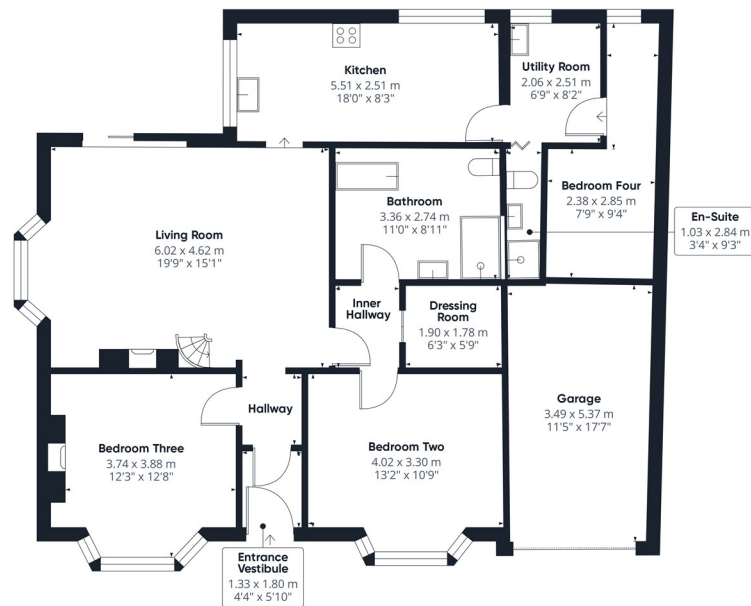
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

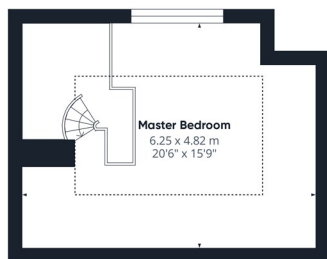
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







Ground Floor



First Floor



Approximate total area^m

155.4 m²
1683 ft²

Reduced headroom

20.1 m²
217 ft²

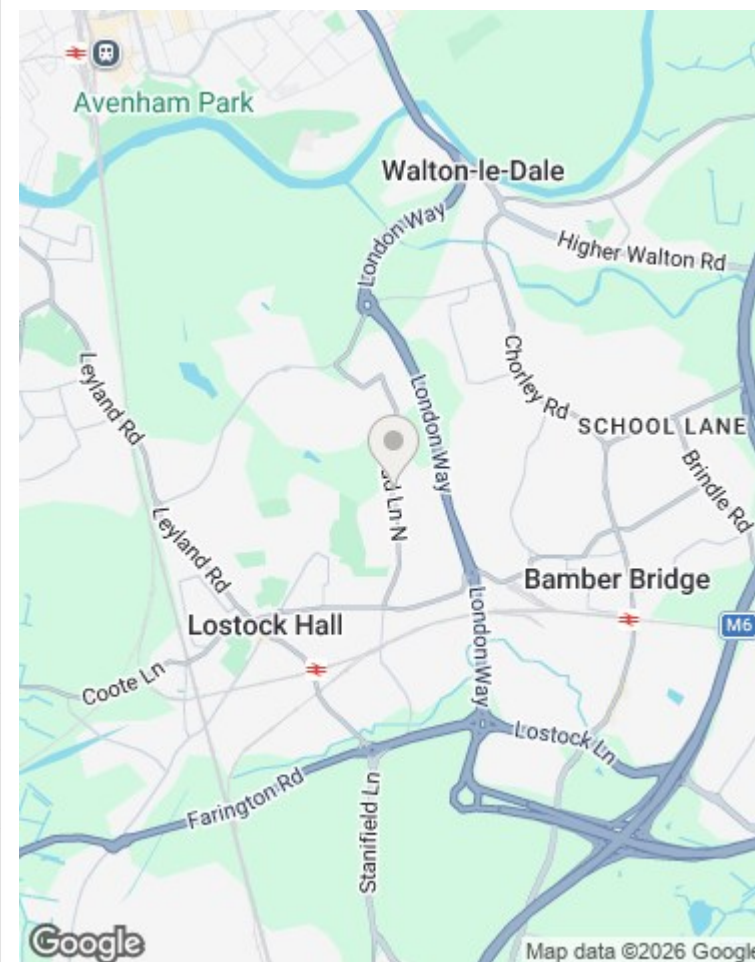
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



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

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	