



**LAWRENCE ROONEY**  
ESTATE AGENTS

147 Browndge Road, Lostock Hall,  
Preston, Lancashire PR5 5AH

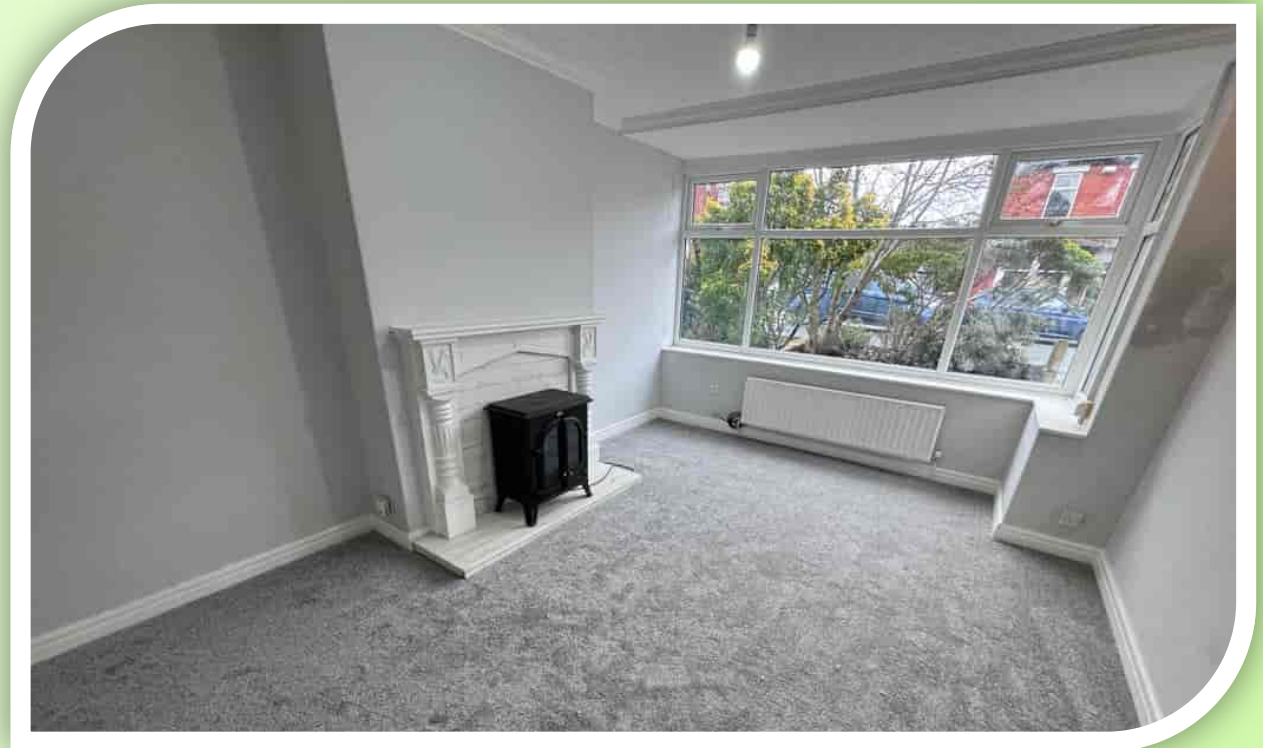
£185,000

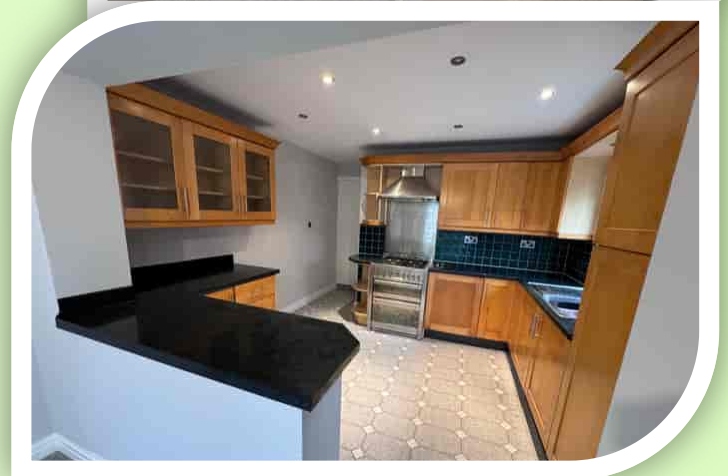
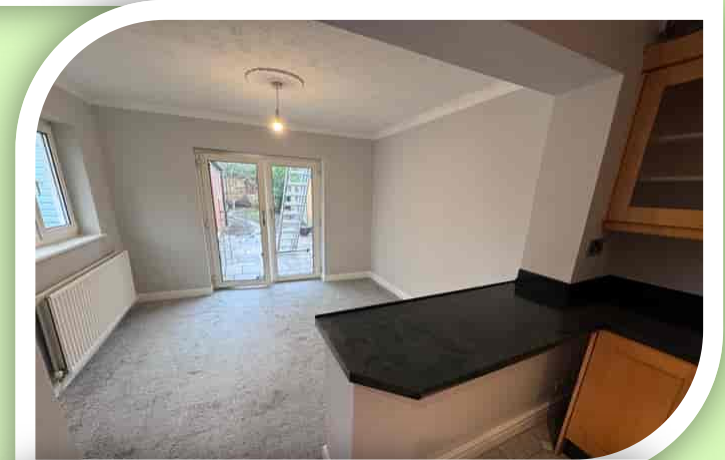
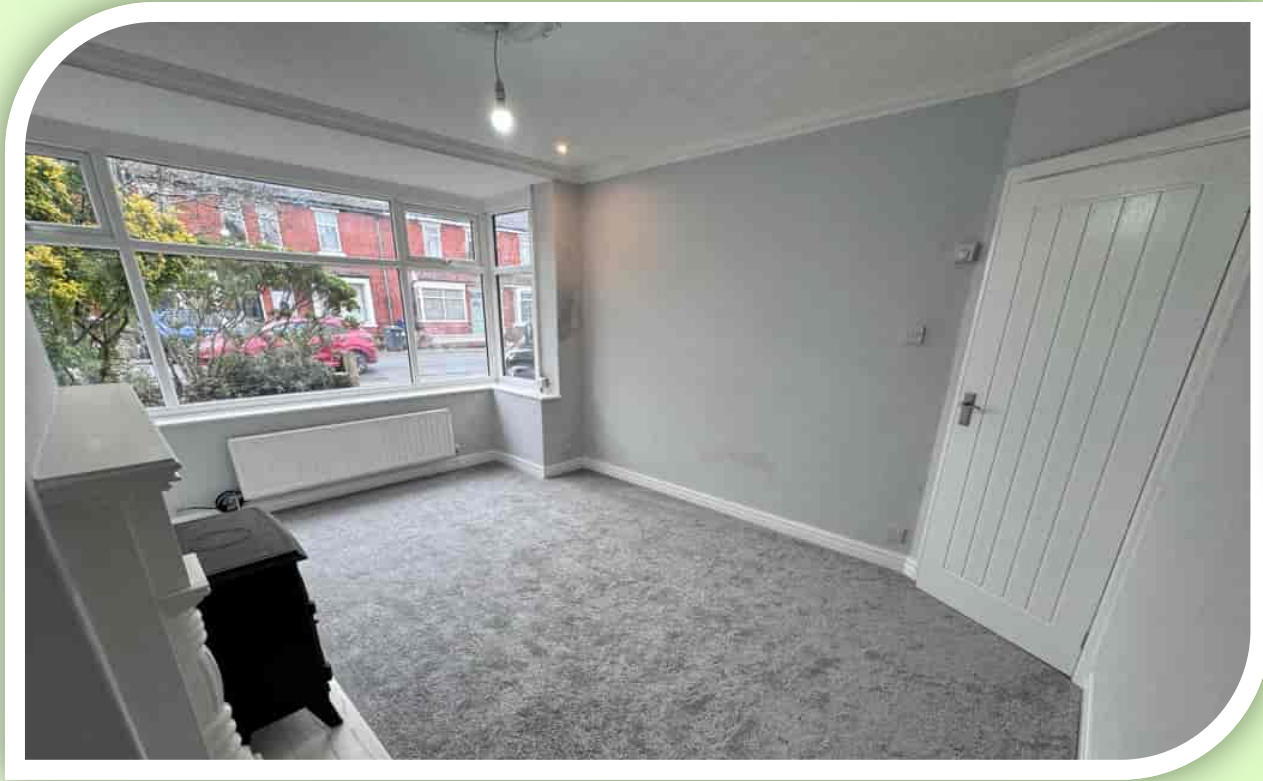
# **147 Browndge Road, Lostock Hall, Preston, PR5 5AH**

## **Deceptive semi-detached property with a large detached outbuilding offered for sale with NO CHAIN DELAY.**

- Semi Detached Property
- 22 Ft Long Brick Outbuilding
- Two Bedrooms
- NO CHAIN DELAY
- Convenient Location
- Council Tax Band B
- Two Reception Rooms
- Driveway & Gardens
- Perfect For First Time Buyer

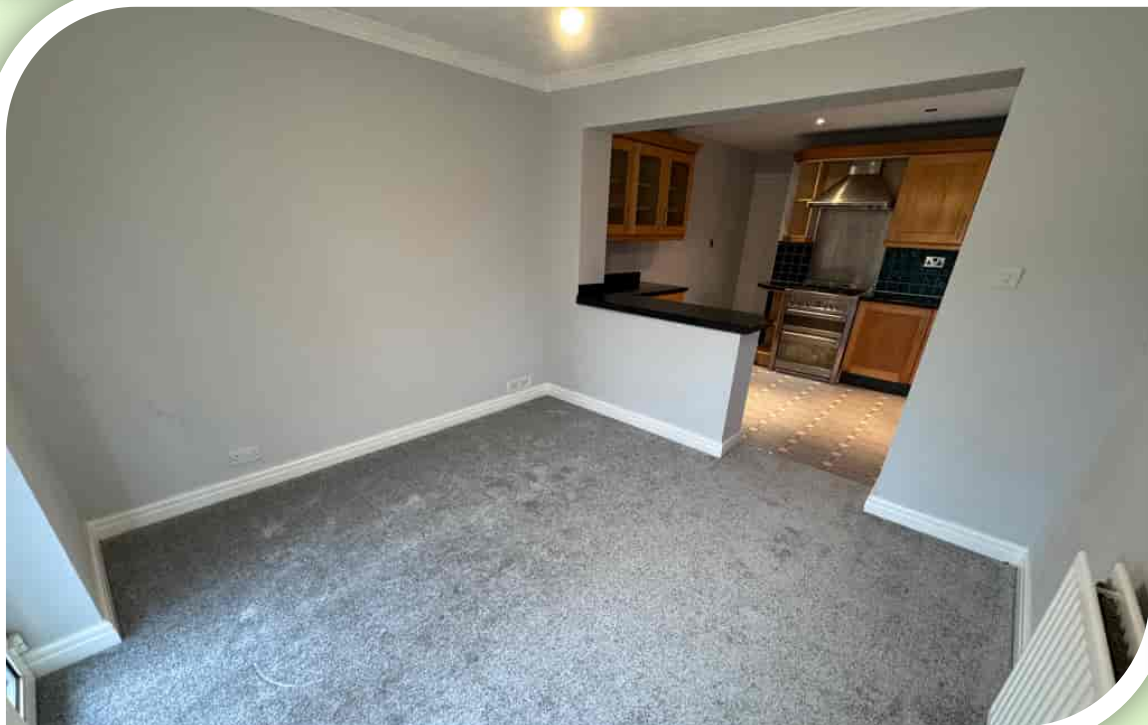
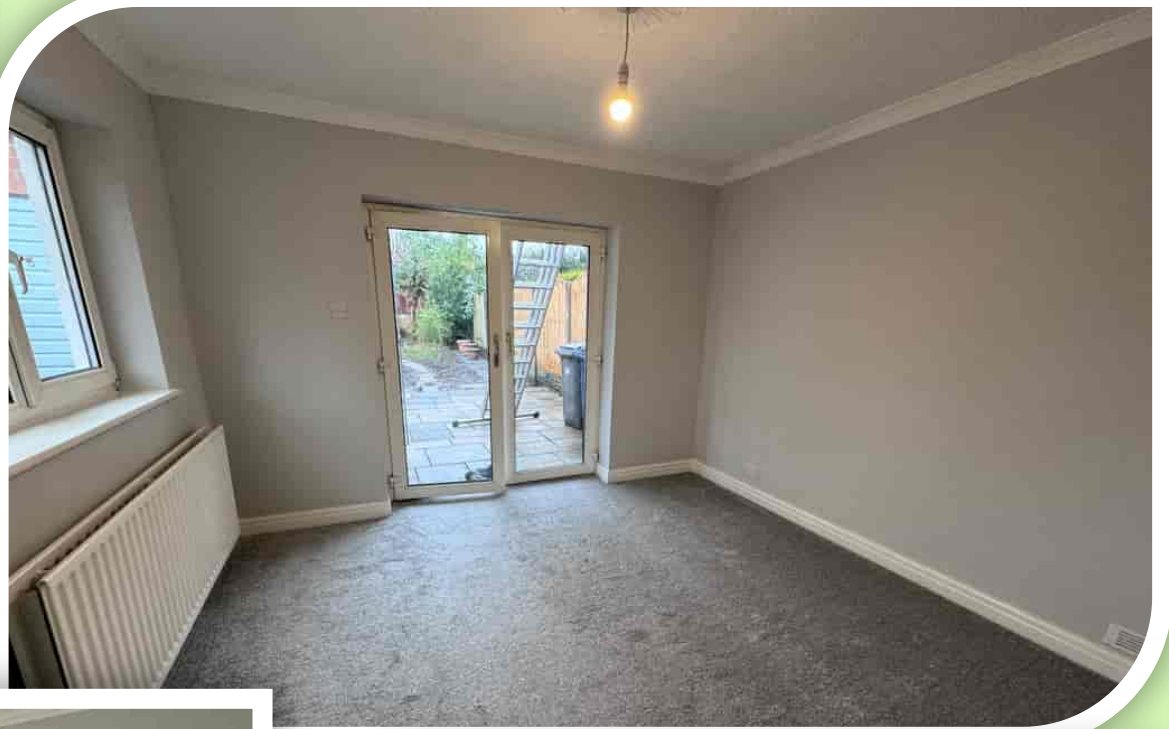
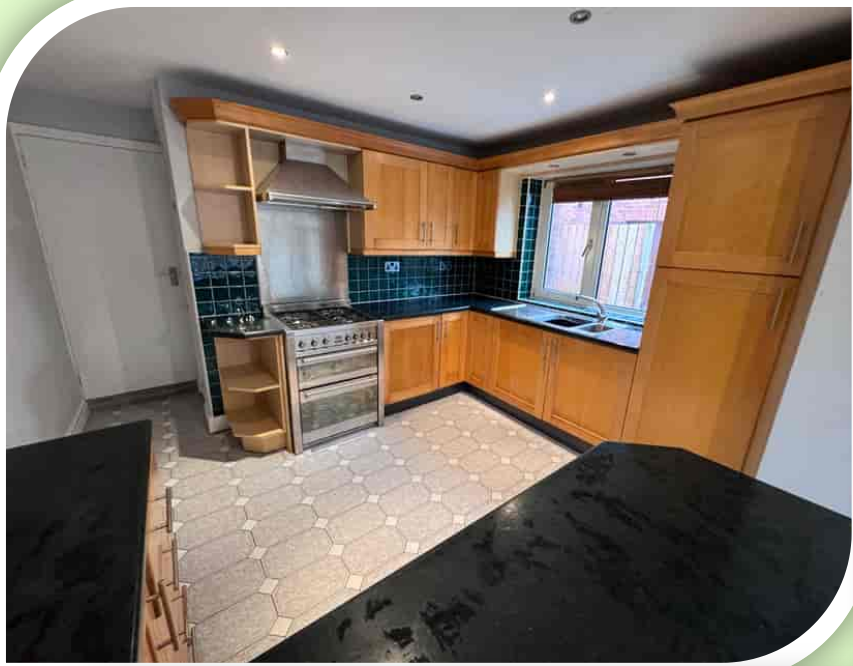
Deceptive semi-detached property with a large detached outbuilding offered for sale with NO CHAIN DELAY. Conveniently located for access to amenities, schools and in particular the motorway networks this extended property would make the perfect first time buy. The living accommodation is arranged over ground and first floors briefly comprising: side entrance hallway, bay fronted lounge, fitted kitchen partially open into a rear sitting or dining room, two bedrooms and a bathroom. Outside driveway to the front and side elevations offers ample off road parking, carport, rear garden and of particular interest a substantial brick built 22 ft long outbuilding with power that would suit a wide range of uses. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly advised.





## GROUND FLOOR

Access to the property is taken via the side entrance hallway, stairs ascend to the first floor and doorway leads into the lounge. This main reception room has a bay window to the front elevation, covings, radiator and space for a fire within an ornate surround. Next the fitted kitchen offers a wide range of units with contrasting work surfaces to complement, inset sink/drain, space for appliances, side window, tiled floor and partially open into a rear reception space ideal as a dining or sitting room that has a side window, radiator and a set of French doors open out onto the rear garden.





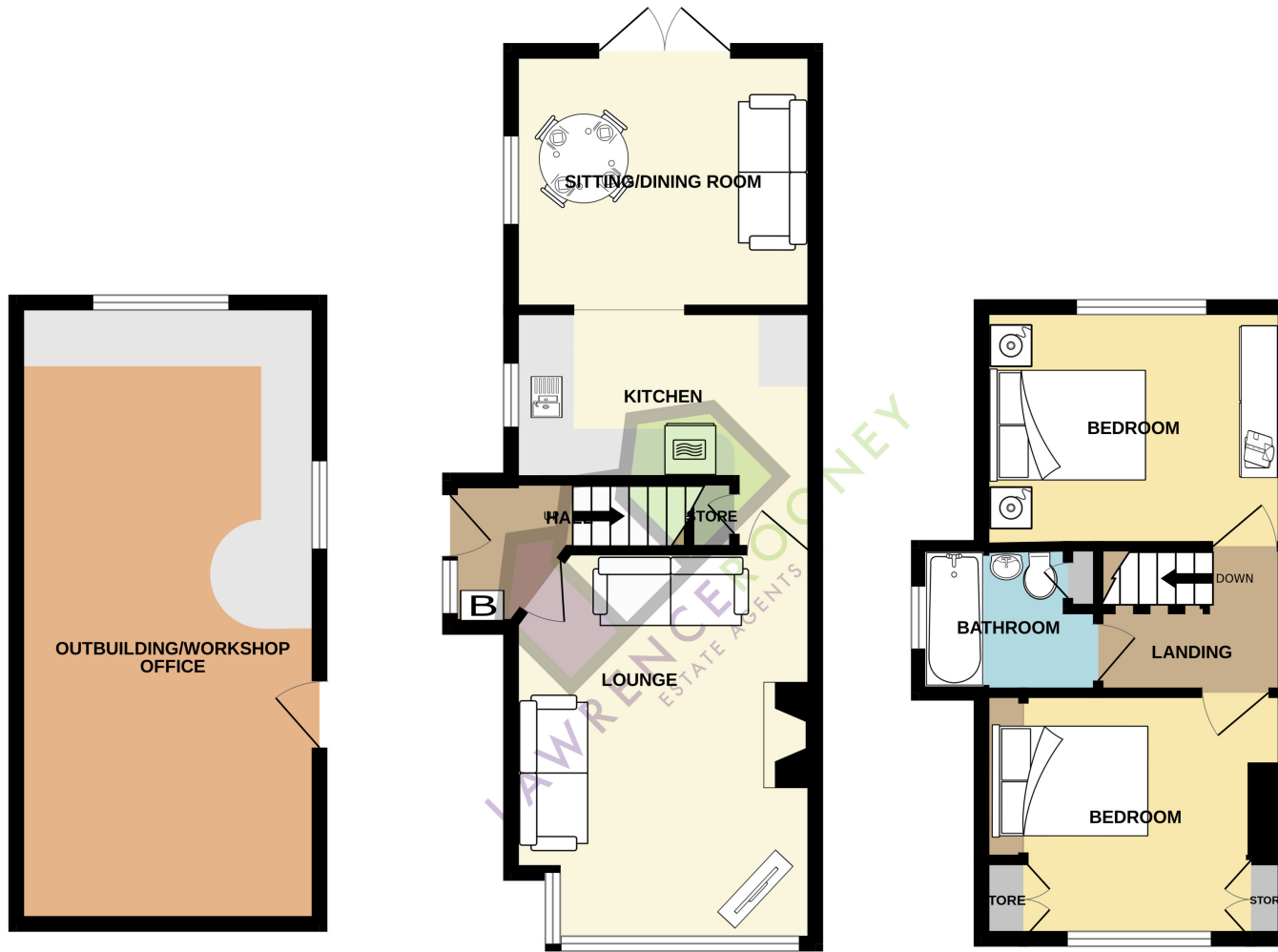
## FIRST FLOOR

At the first floor the main bedroom has built wardrobes, radiator and a front window. The second bedroom is to the rear of the property with a window and radiator. A bathroom is fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level W.C, frosted side window, airing cupboard, tiled to complement and a ladder towel radiator.



## OUTSIDE

To the front driveway offers ample off road parking space, fencing to the side boundary and a planted border. Useful carport to the side and gated access into the rear garden. The rear garden has a paved patio, hard standing, fencing and hedging to the boundaries. The substantial brick built detached outbuilding offers a multitude of uses having a up and over front door, power, side door rear and side windows.



OUTBUILDING

GROUND FLOOR


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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