



LAWRENCE ROONEY
ESTATE AGENTS

65 Lostock View

Lostock Hall

Preston

Lancashire

PR5 5LS



Positioned within a peaceful cul-de-sac this modern semi-detached would make the perfect first time buy. Benefiting from a driveway and generous private rear garden this extended property comprises: entrance hallway, lounge/diner, modern fitted kitchen, useful extension ideal as a home office or even sitting room, two bedrooms and a three piece bathroom suite. Outside the tandem driveway can accommodate two cars, front garden and an established rear garden. The property is warmed via a gas fired central heating and benefits from double-glazing throughout. Early viewing is highly advised.

£144,950

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Hallway

External front door having stairs up to the first floor, raitor and built in storage.

Lounge/Diner

13' 7" x 13' 3" (4.14m x 4.04m)

Spacious reception room with a rear window, laminate flooring, radiator and coving. Sliding door into:

Kitchen

7' 1" x 8' 2" (2.16m x 2.49m)

Fitted with a range high gloss finish units, contrasting work surfaces to complement, inset sink/drainer, front window, space for cooker with extractor canopy over, space for other appliances and tiled splash backs.

Office/Sitting Room

7' 9" x 8' 8" (2.36m x 2.64m)

Useful addition to the property having dual elevation windows, external side door, wood effect flooring and radiator.

Landing

Access to the private spaces.

Bedroom One

13' 7" x 8' 10" (4.14m x 2.69m)

Double-glazed rear window and radiator.

Bathroom

Fitted with a white three piece suite comprising: double ended spa shower bath, pedestal wash hand basin and low level W.C. Tiled elevations to complement and ladder towel radiator.

Bedroom Two

13' 7" x 7' 7" (4.14m x 2.31m)


Double-glazed front window, radiator and fitted desk with storage above.

Gardens

To the front the tandem paved driveway can accommodate two cars, lawn with planted border, hedging or fencing to the boundaries. The fully enclosed rear garden is laid to lawn and mature planted borders with shrubbery provide screening and privacy.



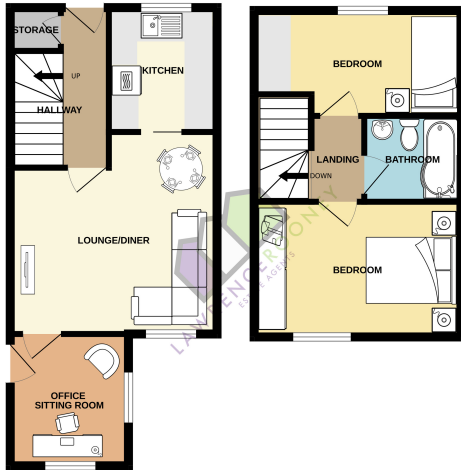
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR



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