



**LAWRENCE ROONEY**  
ESTATE AGENTS

1 Malton Drive, Lostock Hall,  
Preston, Lancashire PR5 5NA

£330,000

# 1 Malton Drive, Lostock Hall, Preston, Lancashire, PR5 5NA

**Skillfully extended and attractive modern detached property located within a peaceful cul-de-sac boasting five bedrooms and three bathrooms.**

- Five /Four Bedrooms
- Attractive Modern Detached Property
- Skillfully Extended
- Two Shower Rooms & Bathroom
- Extensive Driveway
- Superb Family Home
- Open Plan Reception Arrangement
- Integral Garage
- Cul-de-Sac Location

Skillfully extended and attractive modern detached property located within a peaceful cul-de-sac boasting five bedrooms and three bathrooms. Beautifully presented and finished throughout this striking property is tucked away within a peaceful cul-de-sac and comprises: entrance porch, hallway, lounge with media wall, open plan dining kitchen, utility room, cloakroom, integral garage, main bedroom with built in wardrobes and en-suite shower room, three or four further bedrooms, family bathroom and a further shower room. Outside the extensive front driveway offers ample off road parking and garage access, to the rear a fully enclosed garden with patio. This home is warmed via a gas fired central heating system and benefits from double-glazing throughout. An internal inspection is highly advised.

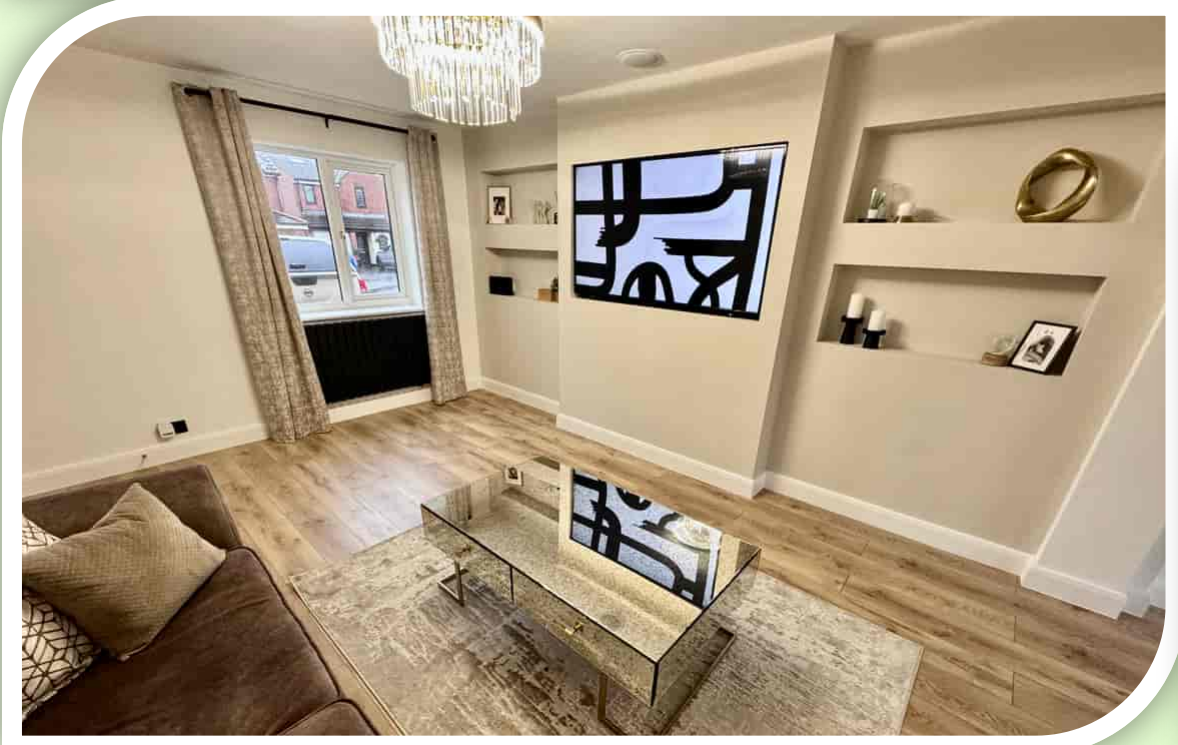




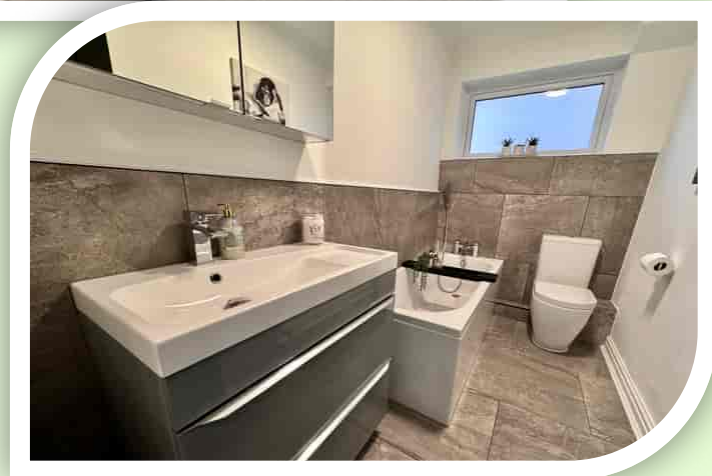
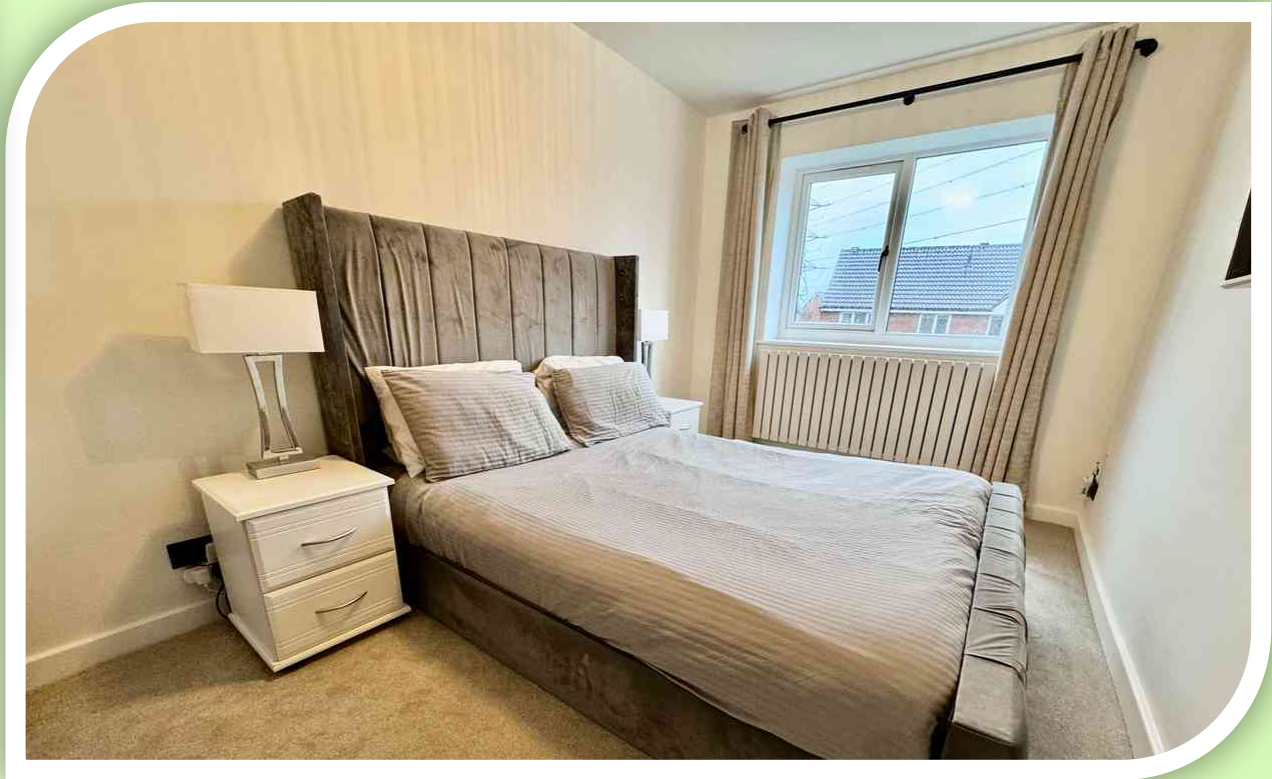
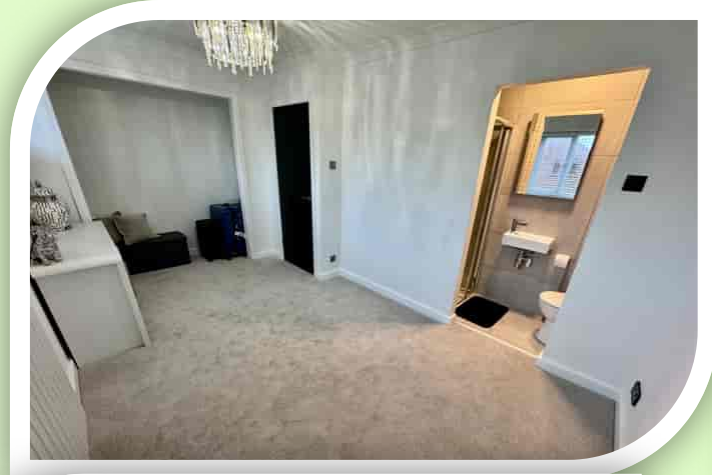


## GROUND FLOOR

The accommodation is accessed via the entrance porch and hallway with stairs up to the first floor. The main reception room is the spacious lounge with front window, media wall with space for flat screen television, built in speakers, radiator and laminate flooring. Open through to dining kitchen, the dining space has a set of French doors opening out onto the rear patio, vertical radiator and open plan to the fitted kitchen. The kitchen is fitted with a range of handleless and high gloss finish units, contrasting work surfaces to complement, inset sink/drainers, built in oven, hob with extractor canopy over, rear window, speakers, integrated appliances and tiled splashbacks. Opening through to a spacious utility room having fitted units, inset sink/drainers, space for laundry appliances, external rear door, vertical radiator, access to a two piece cloakroom and door into garage.

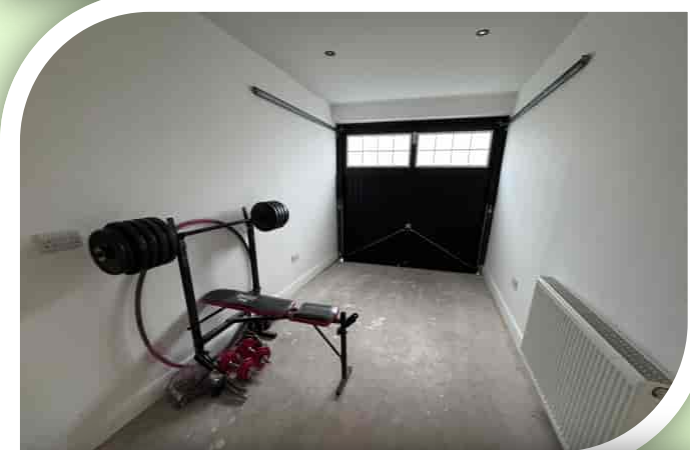
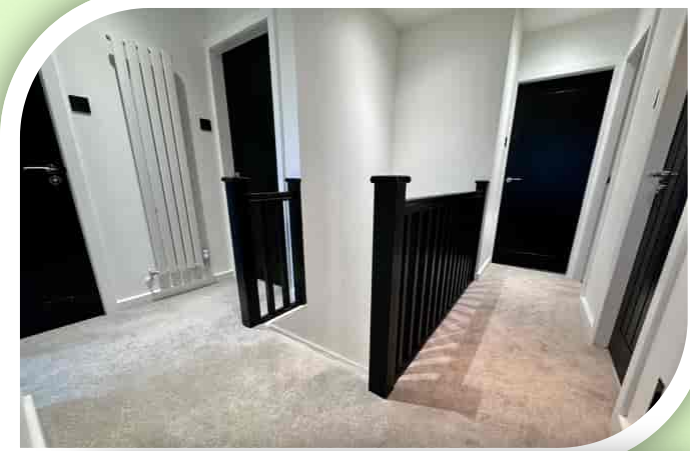






## FIRST FLOOR

Across the first floor the private spaces are accessed from the landing, the principal bedroom has two rear windows, built in wardrobes and access to a white three piece shower room. There are a further two double bedrooms, two singles which could also be repurposed as a home offices. The family bathroom is fitted is expertly tiled and fitted with a three piece suite. In addition to the bathroom is a three piece shower room in white with contrasting black fittings.

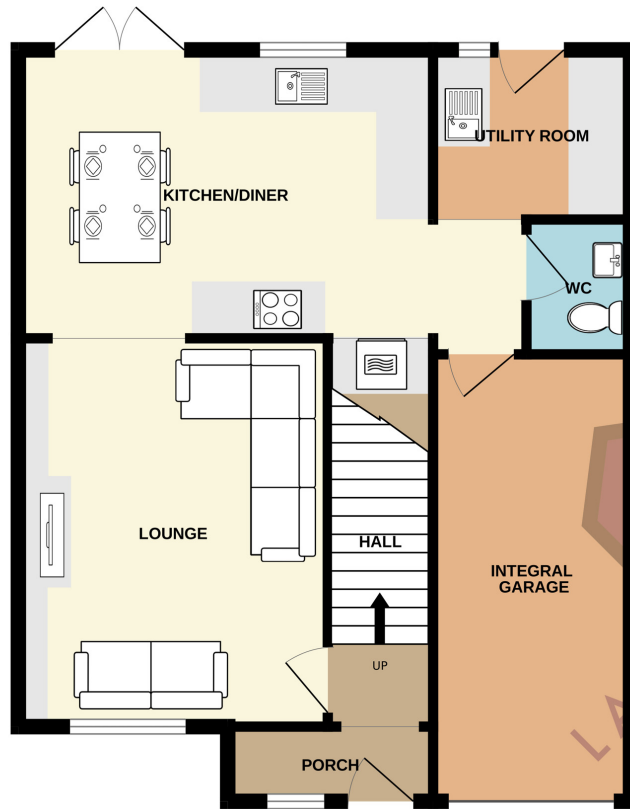


## OUTSIDE

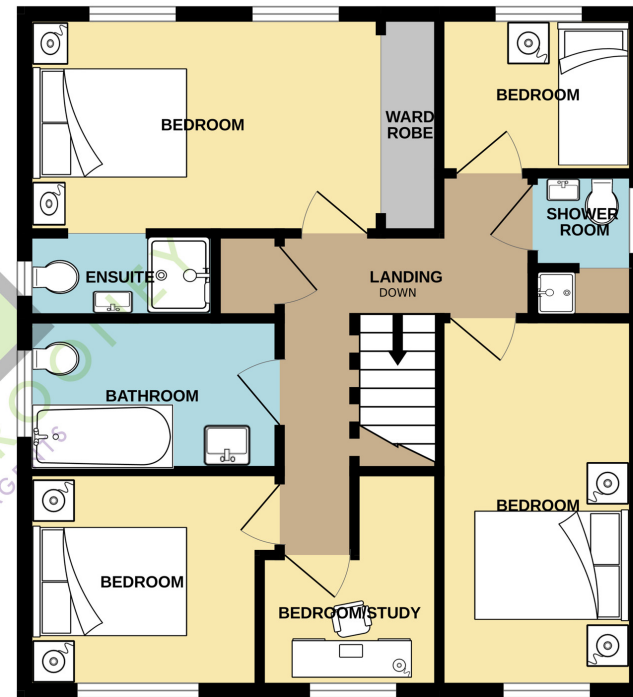
To the front the extensive driveway offers ample off road parking and access to the garage. The fully enclosed rear garden has paved patio with cobble edge detail, lawn with planted border and fencing to the boundaries.



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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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