



54 Ampleforth Drive

Lostock Hall, Lostock Hall, PR5 5TE

£165,000



Lovingly maintained and decorated throughout, this pretty house is situated on a popular road in Lostock Hall with good access to local schools, shops and transport links. Stepping over the threshold into the handy vestibule, any prospective buyer will be met with a warm welcome and will not be disappointed on further inspection. Briefly, the accommodation comprises a lounge with feature fireplace, a kitchen with French doors to the patio, a master bedroom with fitted furniture, one further good size bedroom and a stunning bathroom. Externally, there is a driveway providing off road parking and a detached garage. The rear garden is fully enclosed and offers both a lawn, and a stone patio seating area. A lovely family home which will attract great interest. Freehold. Council Tax Band B. EPC rating D.



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GROUND FLOOR

Entrance Vestibule

Composite double glazed front door, laminate flooring, stairs to the first floor and door into the lounge.

Lounge

12'6" x 12'2" (3.821m x 3.724m)

uPVC double glazed window to front, laminate flooring, feature fireplace housing a living flame gas fire, central heating radiator, door to the kitchen.

Kitchen

14'11" x 7'9" (4.560m x 2.378m)

Fitted with a range of wall and base units with contrasting worktop and breakfast bar. Integrated appliances include a stainless steel sink with drainer, oven and four ring gas hob with overhead extractor. Space for a washing machine. Laminate flooring, central heating radiator. Understairs storage. uPVC double glazed window and French doors to the rear.

FIRST FLOOR

Landing

uPVC double glazed window to side, loft hatch, doors to the two bedrooms and the bathroom.

Bedroom One

13'9" x 9'1" (4.211m x 2.788m)

uPVC double glazed window to rear, laminate flooring, central heating radiator, built in wardrobes.

Bedroom Two

14'11" x 6'10" (4.571m x 2.085m)

uPVC double glazed windows to front, laminate flooring, central heating radiator.

Bathroom

7'6" x 5'5" (2.287m x 1.676m)

Three piece suite comprising a P shaped bath, hand basin and wc in vanity unit. Heated towel rail. Laminate flooring. uPVC double glazed frosted window to rear.

EXTERNAL

The garden to the front of the property has been landscaped to provide low maintenance and also benefits from a driveway allowing off road parking. To the rear, there is a lawned garden, stone patio seating area and detached single garage.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



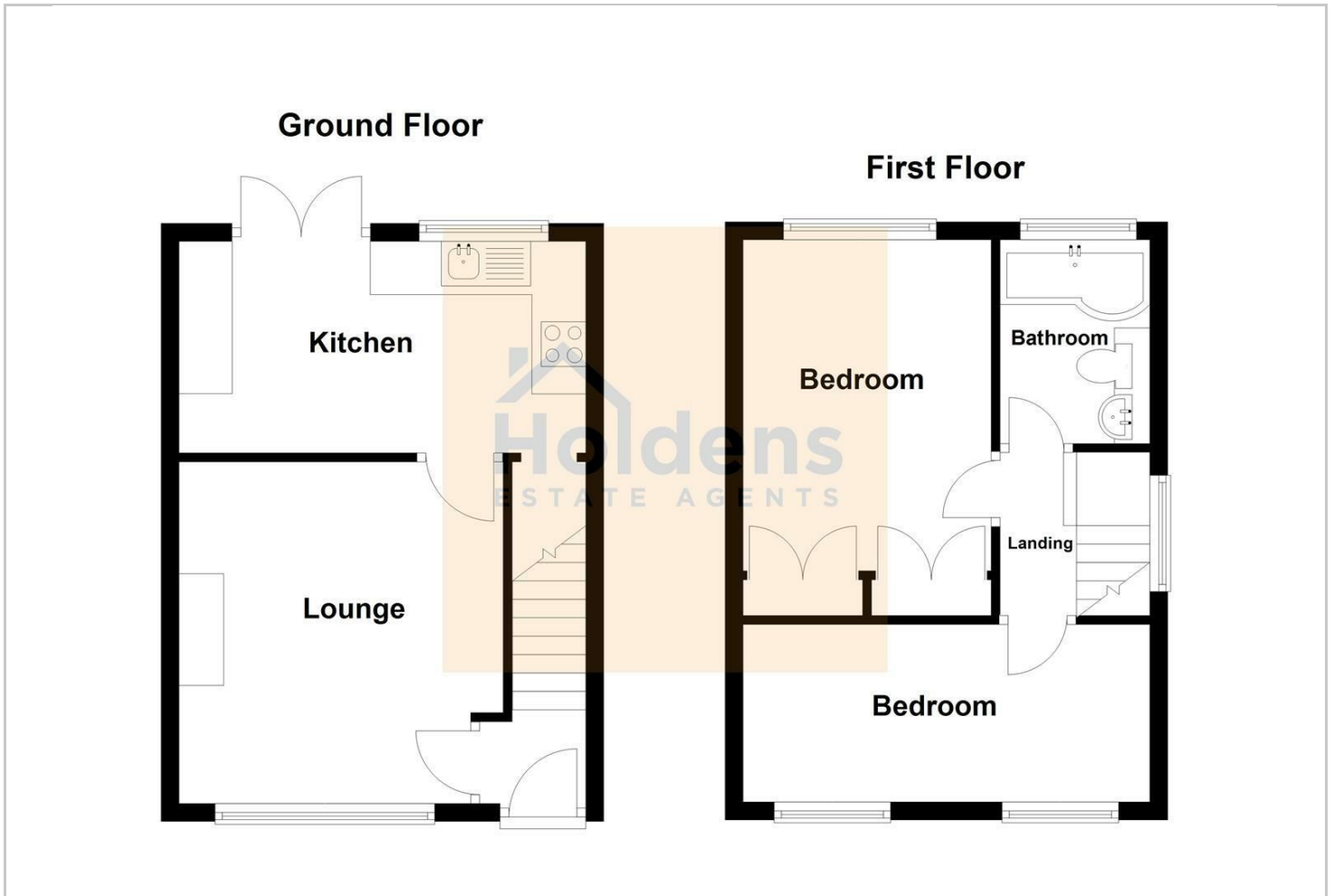
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

