



3 Kidlington Close

Lostock Hall, Preston, PR5 5BE

£144,950



Nestled in a quiet cul de sac of an attractive estate in Lostock Hall, this lovely two bedroomed detached house has much to offer. Available with a NO CHAIN delay and with potential for improvement, the ground floor accommodation is comprised of an entrance hall, a lounge with feature fireplace and a kitchen/diner with French doors opening onto the rear garden. On the first floor are two bedrooms and a family bathroom. Benefitting from off road parking, a car port and a family sized fully enclosed rear garden, this is an ideal opportunity for those looking to buy their first home. High demand is expected so call now to arrange an early viewing.



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GROUND FLOOR

Entrance Hall

Entrance door, central heating radiator, stairs to first floor, door into the lounge, uPVC double glazed window to side.

Lounge

13'6" x 10'1" (4.118m x 3.088m)

Painted brick fire surround, central heating radiator, door into the kitchen/diner, uPVC double glazed bow window overlooking the front garden.

Kitchen/Diner

13'2" x 9'2" (4.030m x 2.807m)

Fitted wall and base units with complementary worktop incorporating a stainless steel sink with drainer. Central heating radiator, under stairs storage cupboard housing the combi boiler. uPVC double glazed window and French doors opening onto the rear garden.

FIRST FLOOR

Landing

Doors into the two bedrooms and the bathroom. Storage cupboard. Loft access.

Bedroom One

10'2" x 9'6" (3.104m x 2.899m)

uPVC double glazed window to front, central heating radiator.

Bedroom Two

11'2" x 6'9" (3.408m x 2.075m)

uPVC double glazed window to rear, central heating radiator.

Bathroom

6'5" x 6'3" (1.974m x 1.908m)

Three piece suite comprising bath with overhead shower, pedestal hand wash basin and low level wc. Tiled walls. uPVC double glazed frosted window to rear.

EXTERNAL

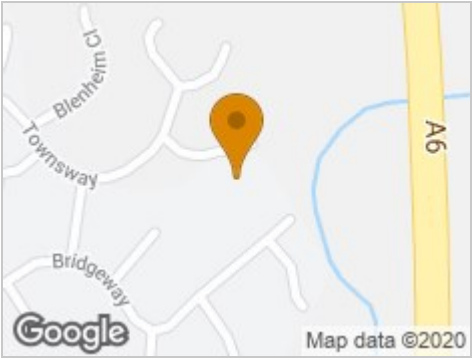
The front garden is laid to lawn beside which runs a driveway leading to a car port at the side of the property. The rear garden, enclosed by timber fencing, offers a lawn and patio.

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



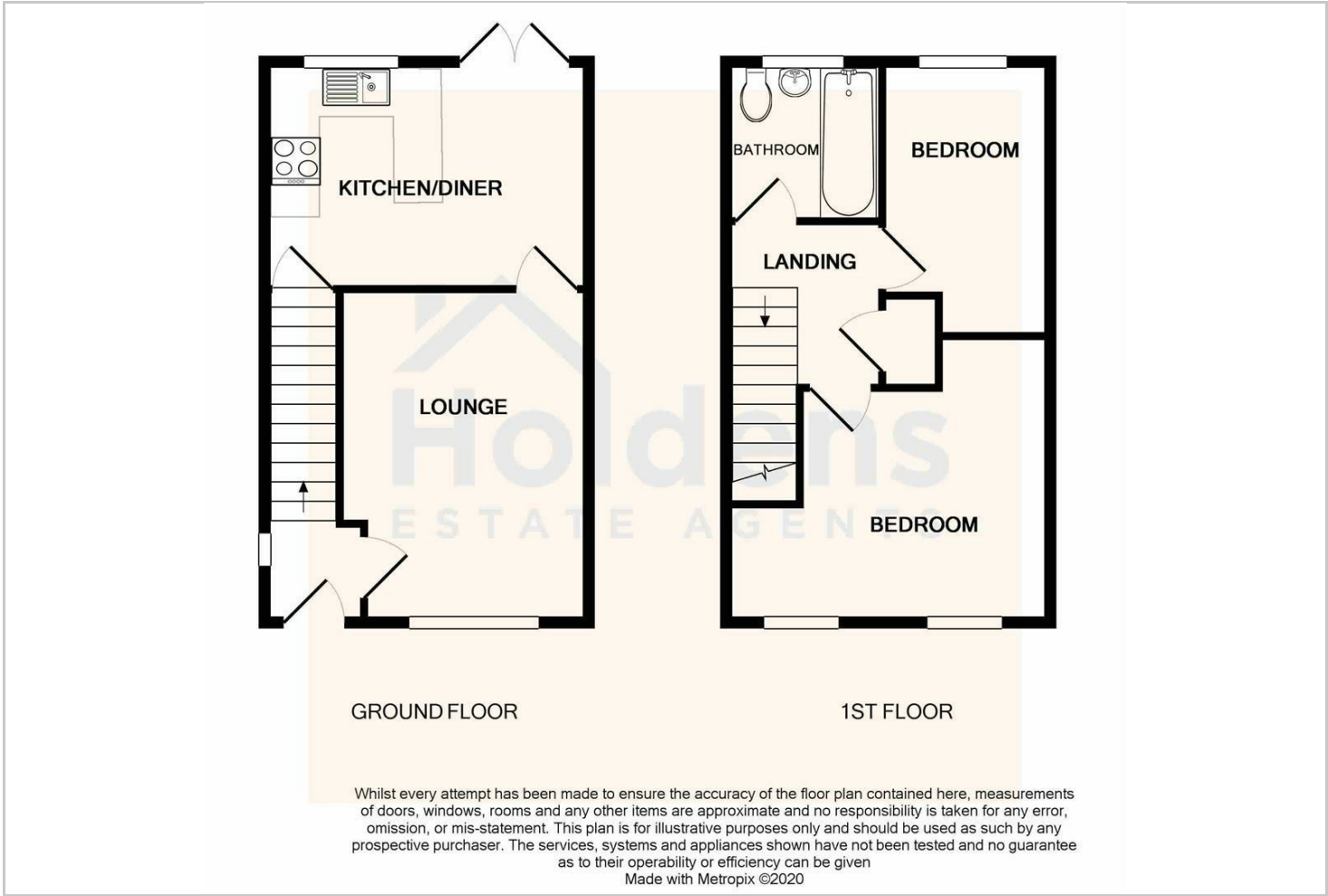
Hybrid Map



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

