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Lords Avenue
Lostock Hall

- **Ready To Be Loved Again**
- **Offered With No Chain**
- **3 Bedrooms**
- **2 Reception Rooms**

For Sale £185,000
EPC Rating 'TBC'



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Property Description

PROPERTY DESCRIPTION

A total blank canvas ready to call your own, Lords Avenue is offered with no chain and offers bags of potential to be transformed into a charming family home with a little love and TLC!

The property occupies a large, pleasant position within a quiet cul de sac of Lostock Hall. You'll find plenty of parking for family and guests on the driveway with space for two cars.

A large plot to the side currently home to a raised flower beds and green house.

Head into the vestibule before heading through to the generous lounge, centred around a feature fireplace. Light floods in from the large front bay window. Through to a second reception room, again centred around a fireplace.

To the rear of the home sits the kitchen diner, offering plenty of space to cook and entertain guests. There's an abundance of storage for provisions. There's a deep under stairs storage cupboard that would make a brilliant pantry or the perfect spot to store household items.



Upstairs, you'll find three good size bedrooms. The rooms share a family bathroom which sits to the rear of the home, a shower room and a separate WC. To the rear sits the delightfully enclosed rear garden, mainly paved. The perfect spot to enjoy al-fresco dining, while established hedges help add privacy to the space.

LOCAL INFORMATION

LOSTOCK HALL is a suburban village within the South Ribble borough of Lancashire. It is located on the south side of the Ribble River, some 3 miles south of Preston and 2.5 miles north of Leyland. Within easy reach of local amenities, supermarkets, schools and all major motorway links.



VESTIBULE

* UPVC external front door * Ceiling light * Carpet flooring * Inner door to living room *

LIVING ROOM

13' 6" x 13' 1" (4.11m x 3.99m) * UPVC double glazed bay window * Carpet flooring * Ceiling light * Central heating radiator * Gas fire *

SECOND RECEPTION ROOM

12' 0" x 10' 0" (3.66m x 3.05m) * Window through to kitchen * Carpet flooring * Ceiling light * Central heating radiator * Gas fire * Door with stairs to first floor * Under stairs cupboard *



KITCHEN

10' 0" x 13' 8" (3.05m x 4.17m) * UPVC double glazed windows and external back door * Ceiling light * Tiled flooring * Range of wall and base units * Central heating radiator * Space and plumbing for washing machine * Space for under counter fridge * Space for cooker * Extractor hood * Space for chest freezer *

LANDING

* 2 level landing * 2 Ceiling lights * Carpet flooring * Loft access *



BEDROOM ONE

11' 11" x 14' 4" (3.63m x 4.37m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator * Range of fitted bedroom furniture *

BEDROOM TWO

11' 0" x 8' 11" (3.35m x 2.72m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator * Fitted wardrobes *

BEDROOM THREE



12' 7" x 8' 6" (3.84m x 2.59m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator * Built in storage cupboard *

SHOWER ROOM

5' 6" x 5' 5" (1.68m x 1.65m) * UPVC double glazed window * Ceiling light * Tiled walls and flooring * Central heating radiator * Wash hand basin vanity unit * Walk in shower cubicle *

BATHROOM

6' 9" x 8' 11" (2.06m x 2.72m) * UPVC double glazed window * Ceiling spot lights * Tiled flooring * Part tiled walls * Central heating radiator * Extractor fan * Bath * WC * Wash hand basin vanity unit *



SEPARATE WC

* WC * Ceiling light * Carpet flooring *

OUTSIDE

* Ample driveway parking * Corner plot * Garden to front, side and rear * Raised beds * Green house * Patio area at the back *

We are informed this property is Council Tax Band C
For further information please check the Government Website



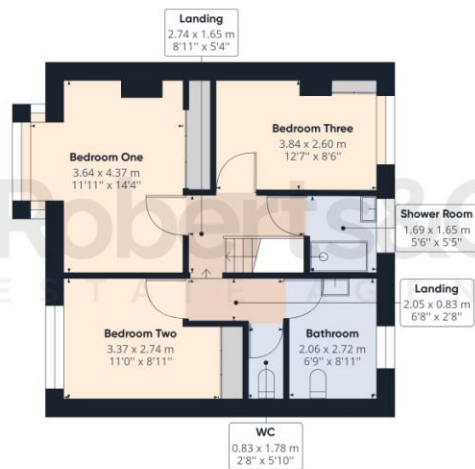
Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Ground Floor



Floor 1

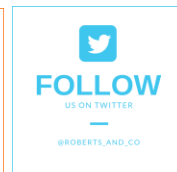
Approximate total area⁽¹⁾

96.22 m²
1035.72 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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