



Roberts&Co
ESTATE AGENTS



Alpine Close
Lostock Hall

- Great Family Home
- 3 Bedrooms
- Offered With No Chain
- Generous Size Living Room

For Sale £169,950
EPC Rating 'D'



Roberts&Co
ESTATE AGENTS



Roberts&Co
ESTATE AGENTS



Property Description

PROPERTY DESCRIPTION

Alpine Close is a popular residential road in Lostock Hall, just off Albrighton Crescent. Ideally positioned and offered with no onward chain.

Number 5 has a driveway to the front and a low maintenance front garden.

Head inside, the living room sits at the front and is light and airy thanks to the large window. We can see a lovely feature fire place here and you snuggled up on the sofa watching your favourite Netflix series. The kitchen diner is at the back, and has white gloss units and black worktops, and plenty of space for a table and chairs.

Upstairs there are three bedrooms and family bathroom.

Outside a great sized rear garden, waiting for someone with creative flair to make it their piece of heaven, and there's a detached garage.



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.

HALLWAY

* UPVC external front door * Ceiling light * Stairs to first floor * Wood effect laminate flooring * Central heating radiator *

LIVING ROOM

13' 11" x 12' 6" (4.24m x 3.81m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator * Fire surround and hearth *

KITCHEN DINER

8' 1" x 16' 0" (2.46m x 4.88m) * 2 UPVC double glazed windows and external back door * 2 Ceiling lights * Laminate flooring * Central heating radiator * Range of wall and base units with complementary work tops * Integrated oven and hob * Space and plumbing for washing machine * Under stairs storage cupboard- recently installed boiler (March 2023) with 5 year warranty *



LANDING

* UPVC double glazed window * Ceiling light * Carpet flooring * Loft access *

BEDROOM ONE

11' 6" x 9' 4" (3.51m x 2.84m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator *

BEDROOM TWO

10' 7" x 9' 4" (3.23m x 2.84m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator *

BEDROOM THREE

7' 5" x 6' 2" (2.26m x 1.88m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator *



BATHROOM

5' 6" x 6' 1" (1.68m x 1.85m) * UPVC double glazed window * Ceiling light * Wood effect laminate flooring * Central heating radiator * Bath with overhead shower * WC * Pedestal sink *

OUTSIDE

* Off road parking * Gravel front garden * Gated access to rear garden * Detached garage with up and



over door, lighting and power * Rear garden mainly laid to lawn * Large patio * 2 Outdoor taps * Shed *

We are informed this property is Council Tax Band B
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.

Hallway
1.51 x 0.89 m
4'11" x 2'10"

Under Stairs Cupboard
2.12 x 0.89 m
6'11" x 2'11"



Ground Floor

Bathroom
1.68 x 1.88 m
5'6" x 6'1"



Floor 1



Approximate total area⁽¹⁾
62.99 m²
678.00 ft²

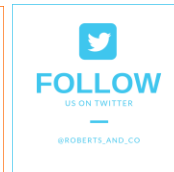
Reduced headroom
1.03 m²
11.14 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Like and recommend us on



facebook

<https://www.facebook.com/RobertsCoSalesandLettings>

50 Watkin Lane
 Lostock Hall
 Preston
 Lancashire
 PR5 5RD

www.roberts-estates.co.uk
lostockhall@roberts-estates.co.uk
 01772 977 100

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements