



Laburnum Avenue, Lostock Hall, Preston

**£142,000**

This spacious three bedroom semi detached house represents an ideal opportunity for any discerning purchaser. The internal accommodation offers lounge with a feature fireplace, separate dining room, recently installed fitted kitchen in a soft cream finish and the added bonus of a downstairs shower room. The property has gas central heating, double glazing and a three piece family bathroom suite in white. There is a delightful garden area to the rear and a hard standing area to the front allowing off road parking. The location is convenient for a diverse range of local amenities, bus and rail routes, and the motorway network. Internal viewing is highly recommended to fully appreciate this truly lovely family home.

**Bamber Bridge**

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## Laburnum Avenue, Lostock Hall, Preston

### Ground Floor

#### Entrance Vestibule

Upvc double glazed entrance door. Tiled flooring. Meter cupboard.

#### Lounge 16'0" (Into alcove) x 15'0" (To bay window)

Adam style surround housing an open living flame coal effect gas fire set in a brass insert with a marble effect back and hearth. Double gas central heating radiator. Beech effect laminate flooring. Telephone point. Upvc double glazed bay window to front aspect.

#### Dining Room 13'0" (To the widest point) x 12'4"

Double gas central heating radiator. Beech effect laminate flooring. Stairs leading to the first floor accommodation. Upvc double glazed window to rear aspect.

#### Kitchen 12'1" x 10'3"

Fitted with a superb range of wall and base units in a soft cream finish with contrasting walnut worktops. Incorporating a single stainless steel drainer unit with 1.5 bowls and mixer taps. Built-in electric fan assisted oven, gas hob with a stainless steel splash back and a chrome extractor hood over. Plumbing for automatic washing machine. Gas central heating radiator. Tiled flooring. Handy under stairs storage cupboard also housing boiler. Upvc double glazed windows to side and rear aspect. Exit door.

#### Downstairs Shower Room

Three piece suite in white comprising of a fully tiled shower cubicle, vanity wash hand basin and a dual flush flush wc. Extractor fan. Double gas central heating radiator. Upvc double glazed frosted window to side aspect.

### First Floor

#### First Floor Landing

Loft access. Upvc double glazed window to side aspect.

#### Bedroom One 12'2" x 9'10"

Gas central heating radiator. Upvc double glazing window to front aspect.

#### Bedroom Two 10'2" x 10'0"

Gas central heating radiator. Upvc double glazed window to rear aspect.

#### Bedroom Three 9'0" x 6'0"

Gas central heating radiator. Upvc double glazed window to front aspect.

#### Family Bathroom

Three piece suite in white comprising of bath with panelled side, pedestal wash hand basin and a low level wc. Upvc double glazed frosted window to the rear aspect.

### External

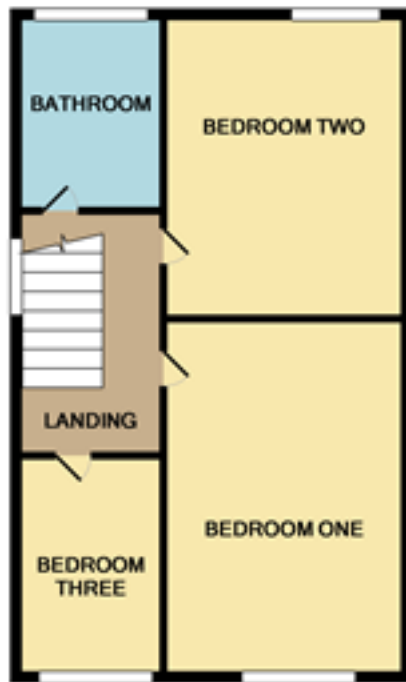
To the front of the property is a hard standing area allowing off road parking. To the rear is a garden area which is mainly laid to lawn, enclosed by timber fencing. Timber shed.

### Directions

From our Bamber Bridge office turn right into Station Road and proceed a short distance. Turn left into St Mary's Road and continue to the junction. Go forward into Brownedge Lane and proceed heading towards Lostock Hall via Brownedge Road. Continue through the traffic lights turning right into Cedar Avenue and at the junction turn left onto Laburnum Avenue, where the property is situated on the right hand side and can be clearly distinguished by our Reeds Rains for sale board.



GROUND FLOOR  
APPROX. FLOOR  
AREA 52.4 SQ.M.  
(564 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 39.9 SQ.M.  
(430 SQ.FT.)

TOTAL APPROX. FLOOR AREA 92.3 SQ.M. (993 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	62
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Wales &amp; N.Ireland</b> Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England, Wales &amp; N.Ireland</b> Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			