



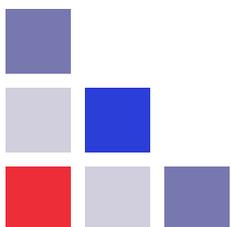
Ampleforth Drive

NO CHAIN

Lostock Hall, Preston PR5 5TE

Hazelwells are delighted to present for sale this beautifully modernised and extended three bedroom semi-detached home, ideally positioned in the sought-after area of Lostock Hall. The property benefits from eco-friendly features including solar panels and an air source heat pump. Finished to an excellent standard throughout, the accommodation comprises: welcoming entrance hall, spacious lounge, and an impressive open-plan dining kitchen leading into the stylish living room extension. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Occupying a generous corner plot, the property boasts front and side gardens, a rear patio ideal for outdoor entertaining, driveway parking, and a garage. Offered with no onward chain, this home is ready to move straight into, and early viewing is highly recommended. Tenure: Freehold

£220,000



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sales & lettings

Hall

Entrance hallway with stairs leading to the first floor.

Lounge

12' 6" x 12' 0" (3.81m x 3.65m)

Double glazed window to the front elevation, triple radiator, storage cupboard.

Dining Kitchen

7' 10" x 15' 0" (2.40m x 4.56m)

New fitted kitchen with wall and base units, complementary work surfaces, stainless steel sink and drainer with mixer tap, integrated electric oven, hob and extractor fan. Space for washing machine and fridge freezer. Triple radiator. Open plan to the living room.

Living room

11' 9" x 13' 1" (3.58m x 4.00m)

Double glazed windows and sliding patio door leading to the rear garden and a double glazed window to the side.



First Floor Landing

Double glazed window to the side, panel radiator, loft access.

Bedroom 1

10' 11" x 9' 3" (3.34m x 2.81m)

Double glazed window to the rear and a double panel radiator.

Bedroom 2

9' 7" x 8' 3" (2.93m x 2.52m)

Double glazed window to the front and a double panel radiator.

Bedroom 3

6' 8" x 6' 6" (2.03m x 1.99m)

Double glazed window to the front and a double panel radiator.

Bathroom

7' 7" x 5' 6" (2.30m x 1.67m)

New fitted bathroom comprising wc, pedestal wash hand basin and panel bath with mixer tap and a thermostatic shower over. Double glazed window to the rear and chrome towel rail radiator.

Drive Garage

Driveway providing off road parking leading to a detached garage with an up and over door.

Gardens

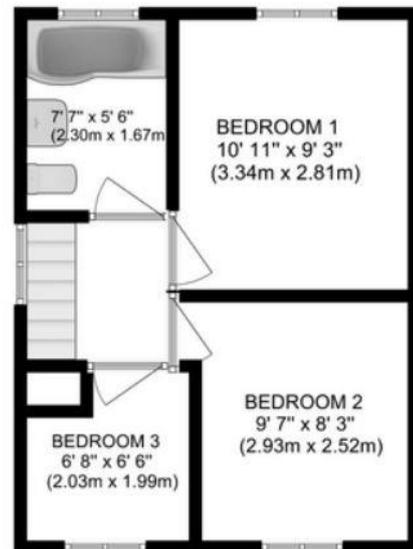
Gardens laid to lawn to the front and side with a patio to the rear.

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GROUND FLOOR



FIRST FLOOR

FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY
CIRCA 71 SQM (764 SQFT)