

## Property Particulars

### **Blenheim Close, Lostock Hall.**



- **Semi Detached House with Beautiful Outlook**
  - Lounge Room
- Lots of Great Storage
- Private Enclosed Walled Rear Garden
- Two Spacious Bedrooms
  - Dining Kitchen
- Side Corner Gardens, Front Garden
- Driveway & Enclosed Carport

**£175,000**

This beautiful semi detached home sits in the most popular and desirable location, off Todd Lane South, along Blenheim Close, tucked away with a garden to the full side and front elevation, as well as an enclosed private rear garden with a tall brick built wall and fencing providing a secluded and private space for alfresco dining or entertaining friends and family. In addition the lawned front garden overlooks an open green. There is driveway parking and enclosed carport. There are two good size bedrooms, a spacious lounge, dining kitchen and a modern three piece bathroom. The property has gas central heating and uPVC double glazing. The property is very well presented with quality fixtures and fittings throughout, viewing is essential to fully appreciate the size, location and setting of this lovely home. We are offering this property with No Chain Delay.

**Entrance Vestibule -**

With uPVC double glazed door to front, laminate flooring, stairs to first floor and door to lounge.

**Lounge - 13' 5" x 9' 8" (4.09m x 2.94m)**

With uPVC double glazed window to front, gas fire with marble inset surround and wooden mantel, laminate flooring, beamed ceiling, radiator, ceiling and wall lights, door to Kitchen/Diner.



**Kitchen/Diner - 13' 1" x 9' 1" (3.98m x 2.77m)**

With a range of wall, drawer and base units with contrasting working surfaces, gas hob and electric oven with canopied extractor hood, one and a half stainless steel sink with drainer, plumbed for washer, space for fridge freezer, integrated dishwasher, tiled splashbacks, tile effect vinyl flooring, down lights and spot lights, under stairs storage cupboard, uPVC double glazed window to the rear and uPVC double glazed French doors accessing the rear.



**First Floor Landing -**

Loft access point with retracting ladder, being boarded and insulated. Ceiling light, large airing cupboard housing central heating boiler (within warranty) and doors off.



**Bedroom One - 13' 1" x 11' 5" (3.98m x 3.48m)**

With two uPVC double glazed windows to the front, built in wardrobes, useful recess area, radiator and ceiling light



**Bedroom Two - 11' 3" x 6' 9" (3.43m x 2.06m)**

With uPVC double glazed window to the rear, radiator and ceiling light.



**Bathroom -**

With a three piece suite comprising low suite W.C. pedestal wash hand basin and panelled bath with electric shower over and glazed screening, fully tiled to shower area, splashbacks to bath and wash hand basin, heated towel rail, ceiling light and opaque uPVC double glazed window to the rear.



**Front and Side garden areas -**

The gardens overlooks a green with established trees. Car port with up and over door and driveway with ample parking, lawn area to front and side with shrubs and bushes.



**Rear Garden -**

Private with a central artificial lawn, raised decked patio, raised bed of mature shrubs, paved pathway, timber shed, fully enclosed with wall and fencing.



**Disclaimer –**

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing** – Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property** – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**