

## Property Particulars

### Pages Court, Lostock Hall.



- Purpose Build First Floor Apartment
- Modernised Throughout
- Spacious Lounge Room
- Modern Three Piece Shower Room
- Situated In Quiet Courtyard
- One Double Bedroom - With Stylish Fitted Wardrobes
- Generous Fitted Breakfast Kitchen
- Quality Fixtures & Fittings

**£85,000**

A great purpose build apartment set in a quiet courtyard where there is ample parking bays for the property residents. This stylish home has been modernised throughout with great attention to detail made on the quality fixtures and fittings, whether that is the internal contemporary doors, bespoke fitted bedroom furniture to the master bedroom, the three piece shower room or well fitted breakfast kitchen. The presentation is further enhanced by tasteful decorating and floor coverings. Tucked away yet with easy access to central Lostock Hall, the train station, main road connectivity and close proximity to local supermarkets and out of town shopping. Viewing is essential to fully appreciate the size, setting and presentation of this beautiful first floor apartment.

**Entrance Hall -**

With door access from first floor communal landing, built in cupboards, quality decor and lovely internal doors, ceiling light.

**Lounge - 10' 2" x 12' 3" (3.11m x 3.73m)**

A lovely lounge room with uPVC double glazed window, ceiling light, radiator and TV aerial point.



**Kitchen/Breakfast Room - 10' 6" x 9' 1" (3.19m x 2.78m)**

A contemporary fitted kitchen, with range of wall, drawer and base units with contrasting working surfaces, breakfast bar area, gas hob with extractor above, electric oven, plumbed for washer, integrated fridge freezer and uPVC double glazed window.



**Bedroom One - 9' 9" x 11' 11" (2.98m x 3.62m)**

With a range of stylish built in wardrobes, uPVC double glazed window, ceiling light, radiator and TV aerial point.



**Shower Room -**

With a three piece suit comprising, quadrant glazed shower compartment, low suite W.C. wash hand basin, opaque uPVC double glazed window, tiled elevations and cupboard housing central heating boiler.

**Outside -**

The purpose built apartment sits in a spacious courtyard where there are parking bays for residents parking.

**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**