

## Property Particulars

### **Fir Trees Crescent, Lostock Hall.**



- **Semi Detached House**
- **Popular Location**
- **Fitted Kitchen**
- **Gas Central Heating**
- **Three Bedrooms**
- **Spacious Lounge & Dining**
- **Three Piece Bathroom Suite**
- **uPVC Double Glazing**

### **Offers in the Region Of £185,000**

A great semi detached house situated in the popular location of Lostock Hall. This wonderful home has a spacious lounge with room for dining and overlooks the sunny private rear garden. There is a fitted kitchen and three bedroom as well as a three piece bathroom suite. There is gas central heating and uPVC double glazing. There is driveway parking for several vehicles and a front lawn garden as well as a generous rear garden. Close to local amenities, services, school and has excellent main road and motorway connectivity. Viewing is essential to fully appreciate the size setting and location of this lovely home. We are offering this property with No Chain Delay

### Entrance Hall -

With uPVC double glazed door to the front, radiator, stairs to first floor, door to lounge.

### Lounge - 23' 10" x 9' 9" plus recess (7.26m x 2.97m)

A very generous size room with plenty of room for dining, uPVC double glazed window to front and uPVC patio doors to the rear, two radiators, ceiling light and T.V. point.



### Kitchen - 10' 10" x 7' 0" (3.30m x 2.13m)

With a range of wall, drawer and base units with contrasting working surfaces, electric oven and hob, space for white goods, uPVC double glazed window to the rear and door access to rear.



### First Floor Landing -

With ceiling light, loft access and doors off.

### Bedroom One - 14' 1" x 8' 1" (4.29m x 2.46m)

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



### Bedroom Two - 9' 5" x 9' 0" (2.87m x 2.74m)

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

**Bedroom Three - 6' 8" x 5' 7" walk-in 4'0 x 3'7 (2.03m x 1.70m)**

With a uPVC double glazed window to the front, ceiling light, radiator, useful storage cupboard to stairs bulk-head area.



**Bathroom -**

With a three piece suite comprising low suite W.C. pedestal wash hand basin and panelled bath with electric shower over, opaque uPVC double glazed window to the rear.

**Outside -**

Driveway parking to the front extending to the side for several vehicles and lawn garden to front.

**Rear Garden -**

Mainly laid to lawn with lovely well established flowerbed borders, enclosed by wooden fencing and secure side gated access.



**Disclaimer –**

The information displayed about this property within these particulars 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**