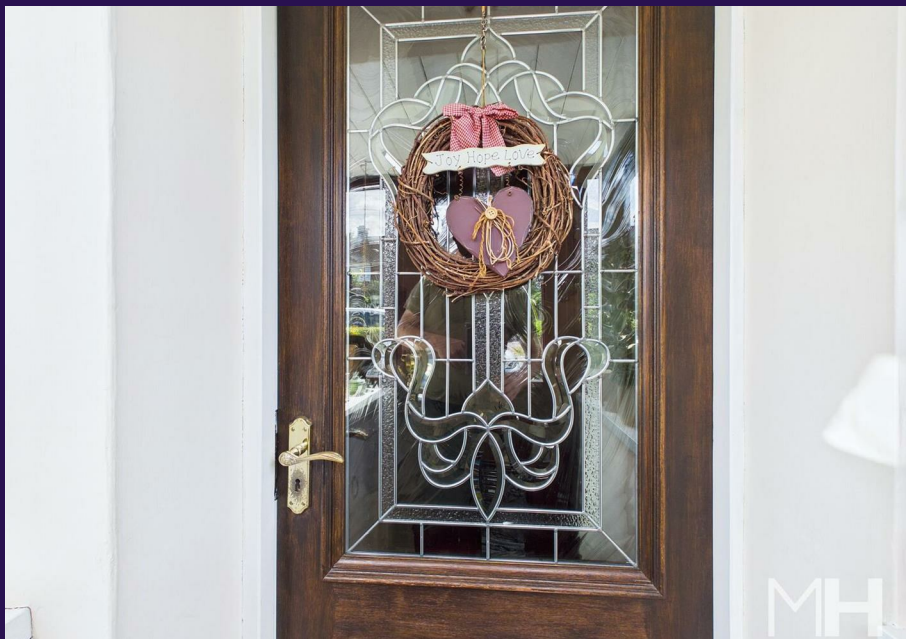




2 SCHOOL HILLOCKS COTTAGES COOTE LANE

LOSTOCK HALL, PRESTON, PR5 5JD

£160,000



Key Features

- Charming Period Mid Terrace Cottage
- Close to Lostock Hall Centre & All Amenities
- Cosy Living Room with Exposed Beams & Log-burning Stove
- Traditional Breakfast Kitchen with Integrated Appliances
- Two Well Appointed Bedrooms
- Modern Shower Room
- Lovely Long Mature Rear Garden
- Garden Room/Utility to the Rear
- On Street Parking
- Ideal for First Time Buyers, Professionals or Downsizers

Property Summary

Marie Holmes Estate Agents are delighted to present this delightful two-bedroom mid-terrace cottage, perfectly positioned within easy walking distance of the excellent amenities, shops and transport links in the heart of Lostock Hall. Full of warmth and character, this charming home successfully combines period features with modern-day practicality, creating a welcoming home that is ready to move straight into.

Stepping inside, you are greeted by a cosy yet spacious living room, where exposed timber ceiling beams and an attractive log-burning stove create a wonderful focal point and an inviting atmosphere. Beyond, the traditional farmhouse-style dining kitchen offers an excellent range of fitted units, integrated appliances and ample space for a dining table, making it an ideal setting for everyday living and entertaining. A UPVC double glazed door provide direct access to the beautifully established rear garden, a peaceful haven featuring mature planting, colourful borders and secluded seating areas, perfect for relaxing or enjoying time outdoors.

To the first floor are two well-proportioned bedrooms. The principal bedroom retains its charming cottage appeal with its sloping ceiling and characterful low-level window, while the second bedroom is a generous single overlooking the rear garden. Completing the accommodation is a stylish three-piece shower room, finished in a contemporary design.

Offering an abundance of charm, comfortable accommodation and a highly convenient location close to local amenities, schools and excellent transport connections, this delightful property will appeal to first-time buyers, professionals and those looking to downsize alike. Early viewing is strongly recommended to fully appreciate everything this wonderful home has to offer.

Entrance Porch

4'8" x 2'9" (1.41 x 0.84)

UPVC double glazed front porch on a base of brick construction. Cupboard housing gas meter. Wall light. Tiled flooring. Feature hardwood leaded glazed door lead through to the lounge.

Lounge

10'11" x 11'8" (3.34 x 3.55)

UPVC double glazed window with leaded light to the front elevation. Feature brick built fireplace with inset log burner and traditional mantle. Feature exposed beams to ceiling. Wall light fittings. Carpeted. TV aerial socket. Built-in cupboard storage housing electric meter. Double panel radiator. Door leading through to:-

Breakfast Kitchen

12'2" x 15'8" (3.72 x 4.78)

UPVC double glazed window to the rear elevation and UPVC fully glazed door to the rear elevation leading out in the garden. Features a range of traditional bespoke carpentry over and laid with complementary work surfaces and stainless steel one and a half bowl sink and draining unit with mixer tap. Central island unit providing plenty of working space. Part tile elevations. Integrated appliances including NEFF electric double oven, four burner gas hob with extractor over, integrated fridge and space for tall freezer. Space and plumbed for washing machine. Tiled flooring. Space for dining table and chairs. Radiator. Two ceiling light fittings. Turned spindle balustrade staircase leads to all first floor accommodation.

First Floor Landing

3'7" x 6'5" (1.10 x 1.95)

Doors leading off to all first floor accommodation. Carpeted. Pendant light fitting. Radiator.

Bedroom One

10'10" x 11'8" (3.30 x 3.56)

UPVC double glazed window with leaded light to the front elevation. Radiator. Pendant light fitting. Carpeted. Access to the loft. Bespoke fitted storage to the alcove.

Bedroom Two

6' x 11'1" (1.83 x 3.39)

UPVC double glazed window to the rear elevation. Radiator. Pendant light fitting. Carpeted. Cupboard storage.

Shower Room

4'8" x 11'5" (1.43 x 3.48)

UPVC double glazed obscured window to the rear elevation. Features a three piece suite in white comprising of a low flush WC, pedestal wash hand basin and step in shower cubicle with mixer shower and water resistant panelling. Radiator. Extractor fan. Ceiling light fitting. Wood effect laminate flooring.

Garden Room/Utility Room

UPVC double glazed garden room on a base of brick construction which is currently utilised as a utility room/sunroom.

Exterior

On street parking to the front of the property. A low maintenance front garden with gravel beds and privacy hedgerow with paved pathway leading to the front door.

The rear garden is a particular feature of the property, offering a delightful blend of mature planting, privacy and colour. Lovingly maintained over the years, it provides a peaceful outdoor retreat with a wealth of established shrubs, flowering plants and ornamental borders creating interest throughout the seasons.

A central gravel pathway with stepping stones meanders through the garden, leading to various





seating areas where you can relax and enjoy the tranquil surroundings. Well-stocked borders are filled with an abundance of perennials, roses, mature shrubs and specimen plants, giving the garden a cottage-style feel that will appeal to keen gardeners and those who appreciate outdoor living.

The garden is enclosed by a combination of timber fencing and mature hedging, providing an excellent degree of privacy, while a number of established trees create a pleasant green backdrop.

Beautifully established and thoughtfully designed, this charming rear garden offers a wonderful setting for relaxing, entertaining or simply enjoying the peace and tranquillity of the outdoors.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No

responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

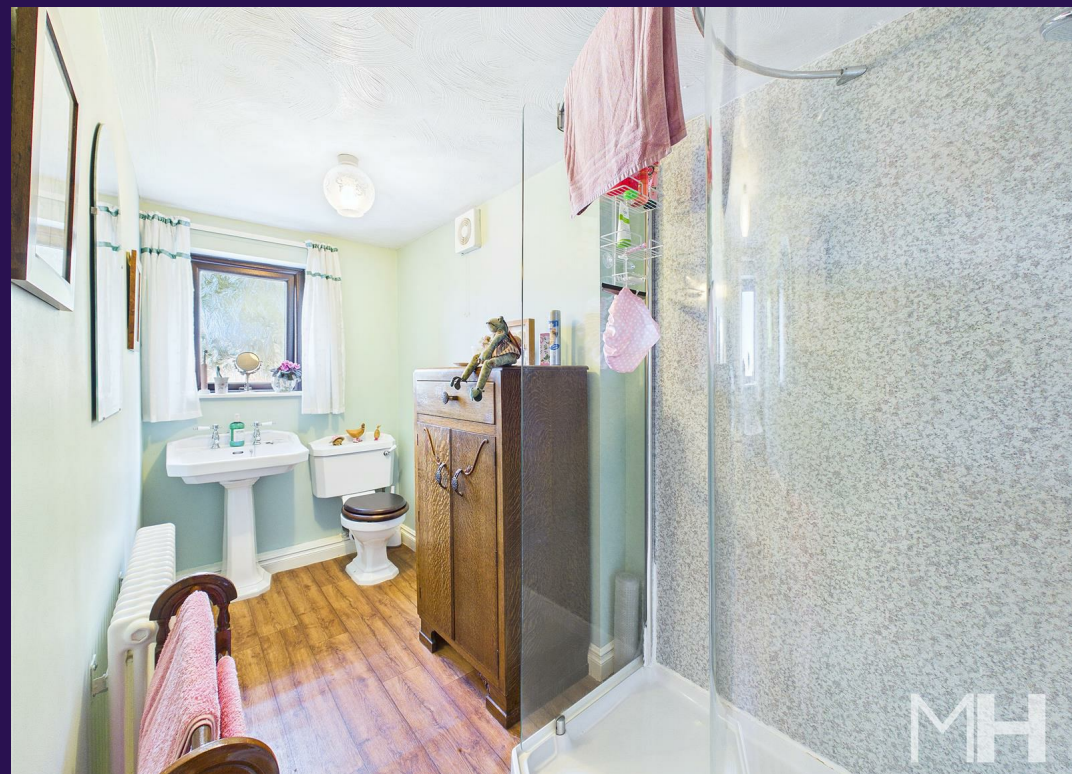
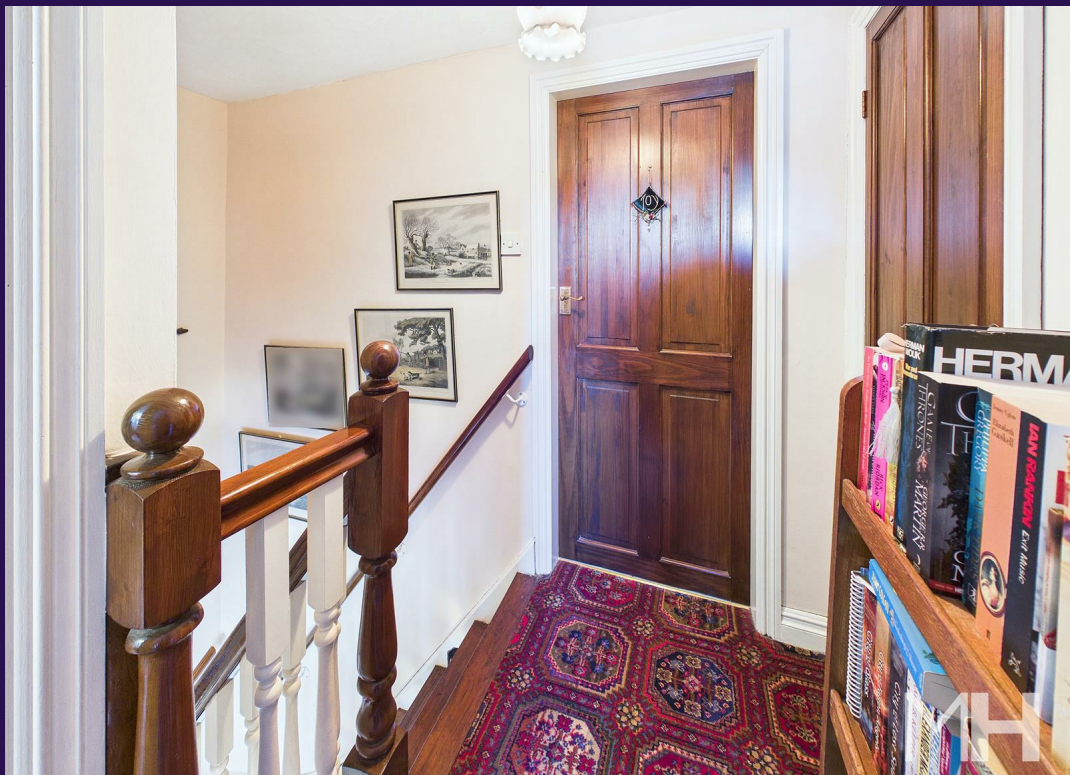
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.





Additional Information

Local Authority – South Ribble Council

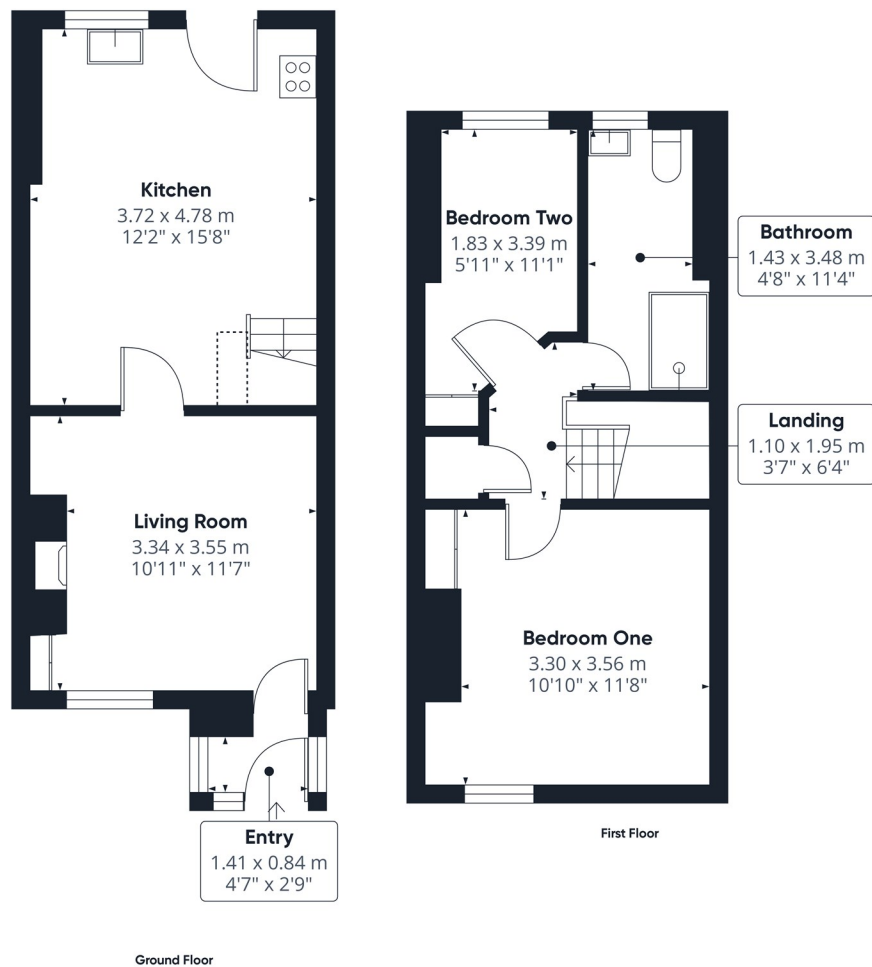
Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold



MH



Approximate total area^m
58.3 m²
625 ft²

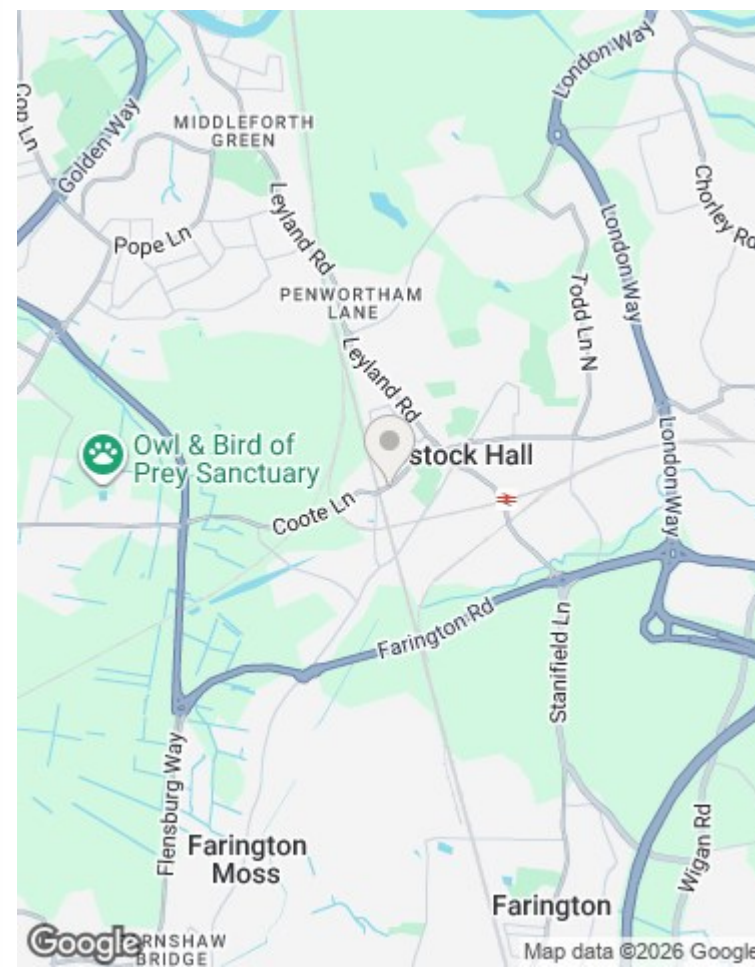
Reduced headroom
0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC