

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@peteregilkes.co.uk



FOR SALE

**1 CROSTON ROAD
LOSTOCK HALL
PRESTON
PR5 5RS**



Price: £197,500

- Spacious and extended premises
- Permitted continued commercial use or for a residence or two apartments
- Prominent and strategic location
- Generous parking

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Semi-detached premises which have been used as a Medical Surgery and for which Consent has been obtained for it to revert back to a single residence or as two apartments.

It can possibly be used for other purposes e.g. offices, children's nursery.

It is set amidst generous grounds providing plentiful parking in a strategic location that is convenient for comprehensive amenities and access onto the M6, M61 and M65 motorways.

Location:



Accommodation: Ground Floor

(all sizes are approx.) **Reception Hall** 4.2m x 3.3m (13'10" x 10'10")

Inner Hall

Surgery 1 6.3m x 3.3m (20'1" x 10'9")

Sink unit and central heating radiator.

Surgery 2 4.0m x 2.8m (13'1" x 9'1")

Wash basin and central heating radiator.

Office 4.7m x 3.6m (15'6" x 11')

central heating radiator.

Rear Room 4.0m x 2.9m (13' x 9'6")

Cupboard containing gas fired boiler supplying central heating system and hot water. Central heating radiator.

Disabled toilet, WC and Wash basin 2.7m x 2.4m (8'10" x 8')
Central heating radiator.

First Floor

Front Room 4.8m x 4.5m (15'10" x 14'8")
Central heating radiator and washbasin.

Store Room 2.4m x 1.8m (8' x 6')

Kitchen

Stainless steel sink unit, fitted cupboards and worktop, wall cupboard.

Toilet

WC and pedestal wash basin.
Central heating radiator.

Rear Room 4.3m x 2.9m (14'2" x 9'6")

Central heating radiator and door leading out onto external metal staircase.

Outside:

Large forecourt providing parking for 9 vehicles with side driveway leading to rear courtyard providing parking for further 3 vehicles.

Floor Plan:

As two flats



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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As a house



- Tenure:** We understand the site is Freehold but this is to be confirmed by Legal Advisors.
- Assessment:** The property is currently described as “Surgery and Premises” and assessed at a Rateable Value of £13,000 but this will be amended on Change of Use.
- Planning:** The current use as “Surgery and Premises” falls under Use Class E which allows for the premises to be used for retail, offices, children’s nursery etc. Permitted development has also been obtained for it to revert to a single dwelling or as two apartments from South Ribble Borough Council (App No. 07/2024/00212/PAP).
- Services:** Mains gas, electricity and water supplies are laid on, drainage is to main sewer.
- Energy Rating:** The Property has an Energy Rating of D.
- To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.
- Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



