



- Good Size Semi-Detached House
- Generous Tiered Garden
- Dual Aspect Lounge Diner
- Fitted Kitchen
- Three Bedrooms
- Bathroom and Separate WC
- Convenient Downstairs Cloakroom
- Moments From Amenities
- Good Size Driveway
- Garage with Additional Workshop Space

Our View "Family Home in Popular Location"



This nicely proportioned three-bedroom semi-detached family home situated in the popular location of Preston has been in the same ownership since it was first built in 1963. Steps lead up to the front door, upon access you have a porch with access to the downstairs cloakroom and door to the entrance hall. On the ground floor is a good size entrance hall, spacious lounge diner, and fitted kitchen. whilst the first floor offers a family bathroom and three bedrooms of which two are double and one is a single. The property benefits from a well-tendered tiered garden off road parking and a garage with a small workshop area.

This charming semi-detached house is located in the sought-after area of Preston. Built in 1963 this property has only ever had one owner, this property has been well-maintained by its current owners and offers a generous living space for a growing family.

Upon entering the property, you are greeted by a porch which leads to the downstairs cloakroom and the entrance hall. The entrance hall is spacious and provides access to all the main living areas on the ground floor.

The dual aspect lounge diner is a highlight of this home, offering ample space for both relaxation and entertaining guests. The large patio door and windows allow plenty of natural light to flood the room, creating a bright and inviting atmosphere as well as providing access to a balcony.

The fitted kitchen is well-equipped with modern appliances and features plenty of storage space for all your kitchen essentials. This is a great space for preparing meals for family and friends.

On the first floor, you will find the family bathroom, separate WC and three bedrooms. The two double bedrooms are spacious and provide plenty of room for storage. The single bedroom is ideal for a child's room or could be used as a home office or study.

One of the standout features of this property is the tiered garden. Well-tendered and landscaped, this outdoor space is the perfect place to relax and unwind. Whether you enjoy gardening or simply want a space to enjoy the sunshine, this garden will not disappoint.

Additionally, this property benefits from off-road parking, thanks to a good-sized driveway. This is a valuable asset, especially in this popular area where parking can sometimes be a challenge.

Completing this property is a garage, which offers additional storage space and features a small workshop area. This provides the perfect space for those who enjoy DIY projects or need a place to store tools and equipment.

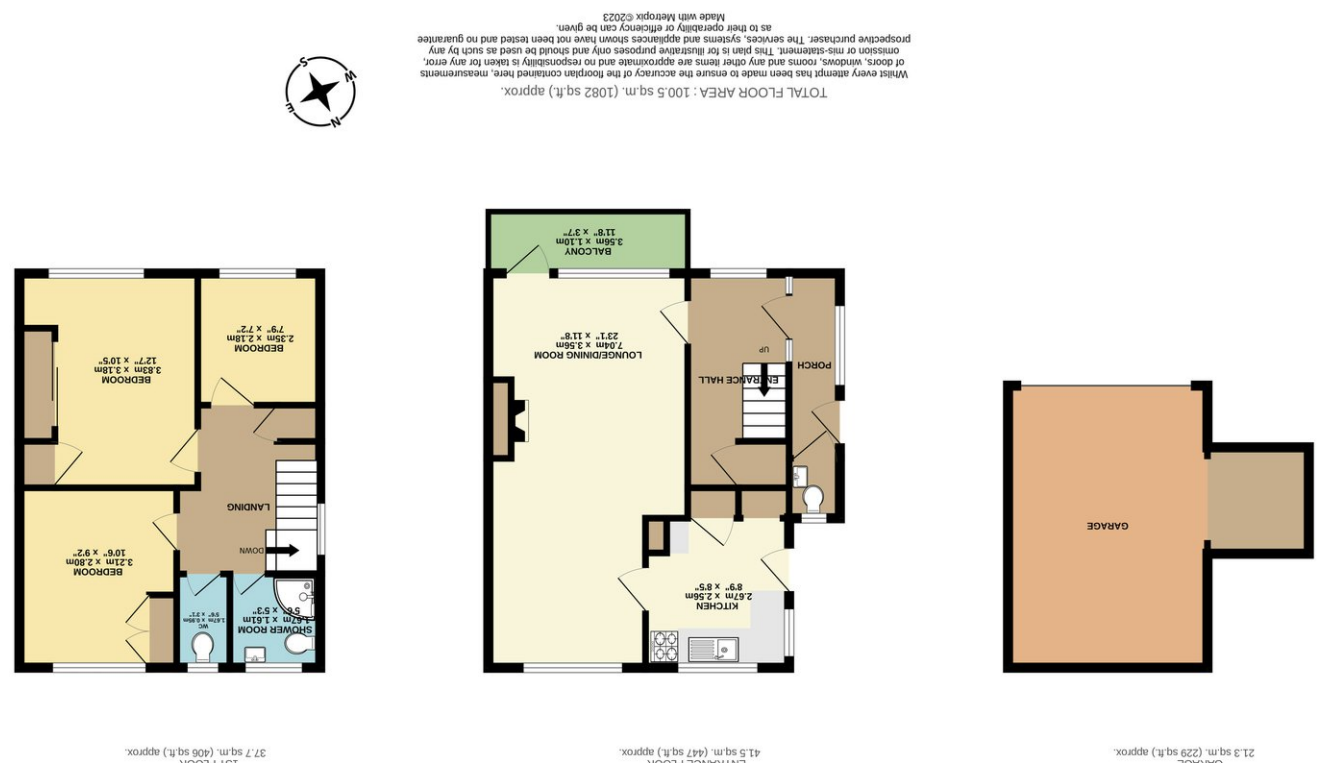
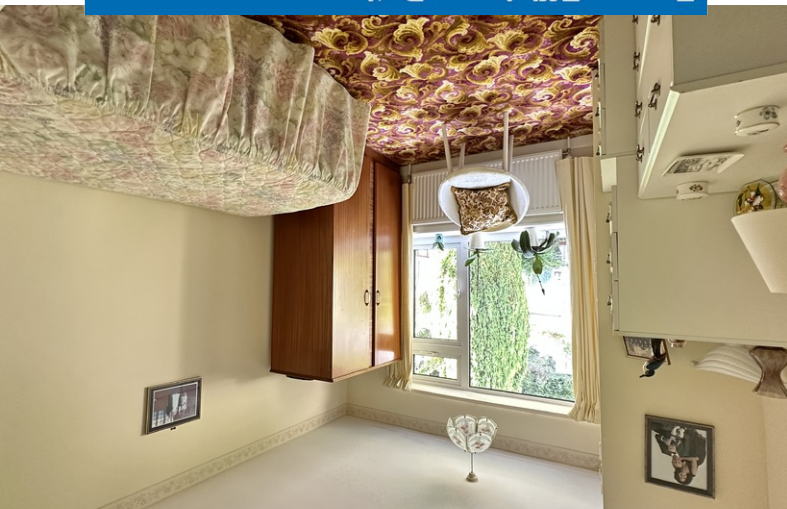
The location of this property is ideal, as it is just moments away from local amenities. Shops, schools, and transport links are all within easy reach, making this property a convenient choice for families or professionals.

Council Tax Band B for the period 01/04/2023 to 31/03/2024 financial year is £1,658.80



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Energy Efficiency Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		



Ref: WTW-92731733
 Tenure: Freehold
 01803 390000

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Asking Price £250,000

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