



Torrington House 3 Weald Moors Park, Preston, TF6 6DQ

Offers In The Region Of £440,000

Welcome to this grand end-terraced house located in the prestigious Weald Moors Park, Preston. Upon entering, you are greeted by vast living spaces that are both elegant and inviting. The property offers a seamless blend of modern amenities and classic charm, making it a truly special place to call home. With the added bonus of being sold chain-free, this property provides a hassle-free buying opportunity for those looking to settle in a desirable location. Don't miss the chance to own this beautiful home with endless possibilities.

Hallway

Entering through a grand wood front door into a hallway that follows the natural curve of the building, wood-effect flooring, two ceiling light fittings, access to all ground-floor accommodation and stairs leading to the first floor.

Kitchen Diner

Good-sized kitchen with adjoining dining area, large secondary glazed window and French doors makes the room bright and airy. Multiple wall and base units for ample storage, and a central island with marble countertop. A large Range cooker with overhead extractor hood, integrated dishwasher and sunken one-and-a-half sink drainer.

Study

A reasonable sized home office, with a large secondary glazed window, TV point and central light fitting.

WC

Large, partially tiled WC with grey wood effect linoleum flooring, frosted glass window, sink vanity unit, low level flush WC, central light fitting, extractor fan, boiler and storage cupboard.

Lounge

Spacious living area with high ceilings and large secondary glazed windows, providing views over both the front and side grounds. A feature mantelpiece with inset electric fire. Both wall and ceiling mounted light fittings, two radiators and TV point.

Stairs and Landing

Featuring an understairs storage/utility space with plumbing for appliances and electricity supply. Stairs leading to the first-floor landing, giving access to all living accommodation and a storage cupboard at the end of the landing.

Bedroom One

Accessed from a small inner hallway, the large double bedroom features three large windows allowing lots of natural light into the room, ample space for furniture, two radiators and central light fitting.

Bathroom

Accessed from a small inner hallway, a decent sized bathroom with part tiled walls, fitted bath with handheld shower, sink vanity, low-level flush WC, ceiling spotlights, radiator, extractor fan and frosted glass window.

Bedroom Two



Another large double bedroom, featuring fitted wardrobes, two windows, two ceiling light fittings, radiator and an en-suite.

En-Suite

A good-sized en-suite shower room, with a low-level flush WC, sink vanity unit, tiled shower cubicle, extractor fan, ceiling spotlights, radiator and frosted glass window.

Bedroom Three

Third bedroom, with window overlooking the rear of the property, radiator and central light fitting.

Outside



Approached through wrought-iron gates with a private driveway leading to the front of the property with ample parking space. A further allocated parking space in front of the garage. Wrap around lawn areas, shared with other properties on the Weald Moors Park estate. Small patio area leading from the French doors in the dining room.

Agent Notes

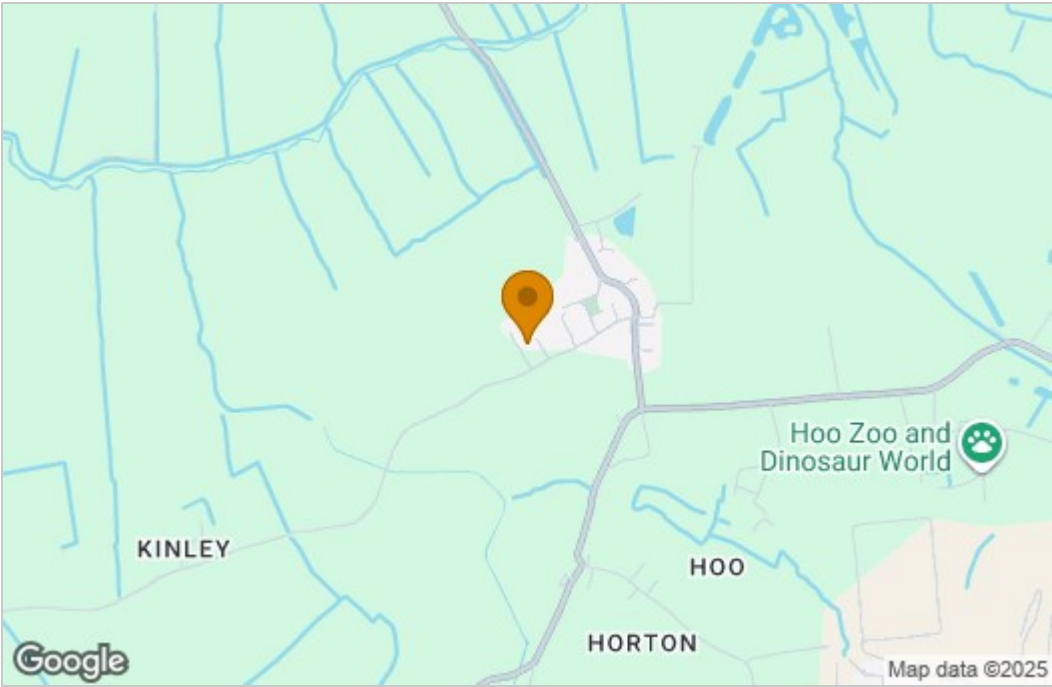
We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas central heating system. Every property owner is a member of the Home Park (Preston) Residents' Association (three of which are Directors, managing the development on behalf of the residents), for

which biannual fee of approximately £1,850 is payable (in January and July). This fee includes Listed Buildings insurance cover, external decoration renewal (when necessary) as well as grounds maintenance and lighting etc.

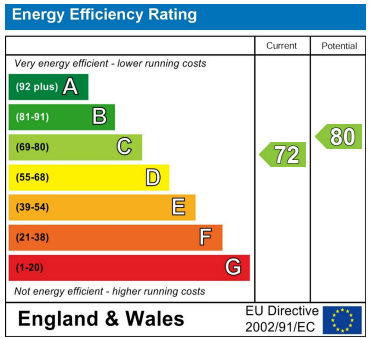
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.