



- End Mews Property
- Two Double Bedrooms
- Lounge
- Kitchen
- Downstairs WC
- Parking And Garden
- No Onward Chain
- Sold As A 25% Share

4 Jolly Crescent
Preston, PR4 2EZ

£38,750

A well presented two double bedroom end mews property, located on this popular modern development. Sold as a 25% share, the ground floor accommodation comprises of an entrance hall, downstairs WC, lounge and kitchen. To the first floor there are two double bedrooms and a modern bathroom. Externally there is a driveway providing off road parking, whilst to the rear there is a larger than average enclosed garden, with artificial turf and a raised composite decking area. No onward chain. Rent, service/management charge and insurance £339.41 PCM.

Ground Floor

Entrance Hall 8' 7" x 3' 2" (2.61m x 0.96m)

Radiator, storage cupboard.

Downstairs WC 5' 2" x 2' 8" (1.57m x 0.81m)

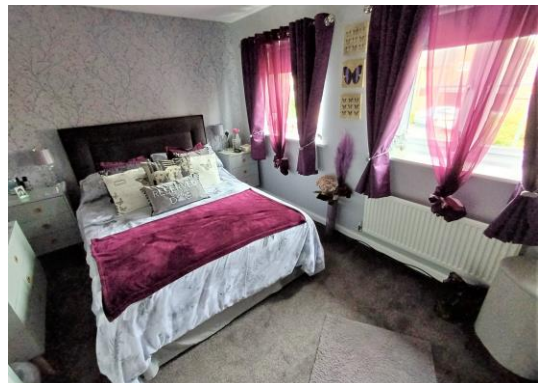
Low level WC, wash basin, radiator.

Lounge/Diner 16' 2" x 31' 1" (4.92m x 9.47m)

Two radiators, space for dining table, window to side, French doors to rear garden, stairs to first floor.

Kitchen 8' 7" x 6' 3" (2.61m x 1.90m)

Fitted with wall and base units incorporating a sink and drainer, hob with extractor over, oven, space for washing machine and fridge freezer, window to front.



First Floor

Landing

Bedroom One 13' 0" x 9' 0" (3.96m x 2.74m)

Radiator, windows to front, access to loft area.

Bedroom Two 13' 5" x 9' 9" (4.09m x 2.97m)

Radiator, storage cupboard, window to rear.

Bathroom 6' 1" x 6' 1" (1.85m x 1.85m)

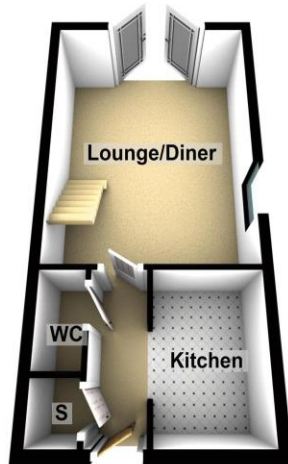
Low level WC, wash basin, panelled bath with shower over, part tiled walls, towel radiator, spot lighting, window to side.

External

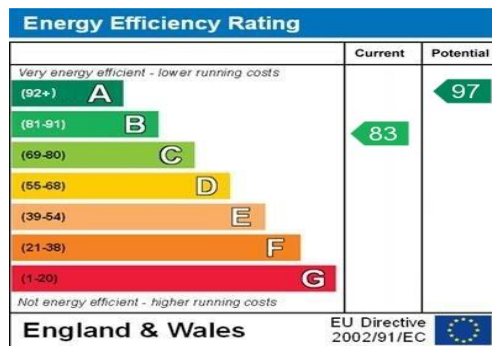
Externally there is a driveway providing off road parking, whilst to the rear there is a larger than average enclosed garden, with artificial turf and a raised composite decking area.



Ground Floor



First Floor



Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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