



- End Mews Property
- Three Bedrooms
- Lounge
- Dining Kitchen
- Downstairs WC
- Bathroom
- Parking & Garden
- Sold As A 50% Share

28 Hornbeam Close  
Preston, PR4 3ES

£92,500

A well presented, three bedroom end mews property, located on this popular development. Being sold as a 50% share, the accommodation comprises of a lounge, dining kitchen and a downstairs WC. To the first floor there are three good sized bedrooms and a bathroom. Externally to the front there is off road parking, with side access to the enclosed rear garden and patio area . Rent, service charge and insurance £299.60 PCM. Lease 108 years.

### Ground Floor

**Entrance Hall** 5' 4" x 3' 8" (1.62m x 1.12m)

Laminate flooring, window to side, stairs to first floor.

**Downstairs WC** 6' 6" x 3' 5" (1.98m x 1.04m)

Low level WC, wash basin, radiator, window to side.

**Lounge** 13' 1" x 12' 9" (3.98m x 3.88m)

Radiator, laminate flooring, radiator, window to front.

**Dining Kitchen** 14' 7" x 11' 1" (4.44m x 3.38m)

Fitted with a range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, oven, space for washing machine, and fridge freezer, laminate flooring, storage cupboard, radiator, window to rear, 'French' doors to garden.



## First Floor

### Landing

Access to loft, storage cupboard, window to side.

**Bedroom One** 12' 3" x 8' 0" (3.73m x 2.44m)

Radiator, window to rear.

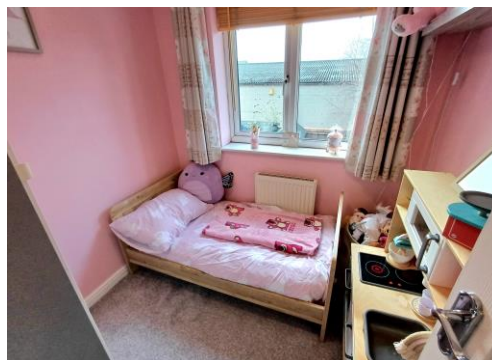


**Bedroom Two** 10' 8" x 8' 0" (3.25m x 2.44m)

Radiator, window to front.

**Bedroom Three** 6' 9" x 6' 4" (2.06m x 1.93m)

Radiator, window to rear.



**Bathroom** 6' 4" x 5' 6" (1.93m x 1.68m)  
Suit comprising of a low level WC, wash basin, panelled bath with shower over, part tiled walls, radiator, spot lighting, window to front.



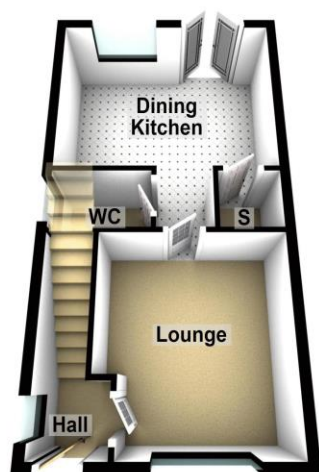
### External

To the front there is off road parking, with side access to the enclosed rear garden and patio area.

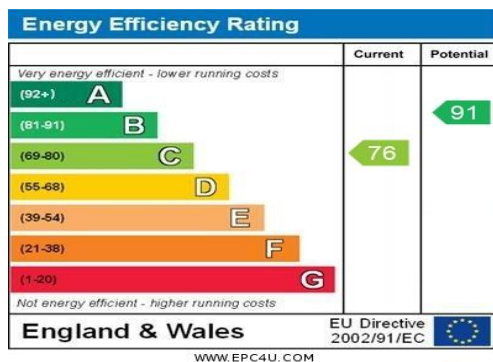
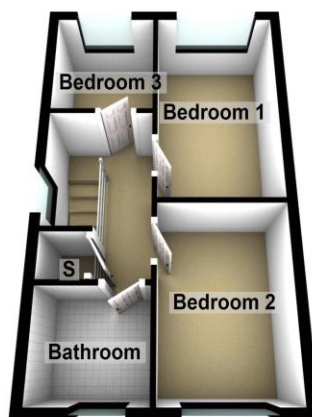




Ground Floor



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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