



- Semi Detached Property
- Two Double Bedrooms
- Lounge/Dining Area
- Kitchen
- Downstairs WC
- Conservatory
- Parking & Garden
- Sold As A 25% Share

42 Newsham Gardens
Preston, PR4 2EY

£46,250

A well presented two double bedroom semi detached property, located on this popular modern development. Sold as a 25% share, the ground floor accommodation comprises of an entrance hall, downstairs WC, lounge/dining area, conservatory and a kitchen. To the first floor there are two double bedrooms and a modern bathroom with walk in shower. Externally there is a driveway providing off road parking and electric charger point, whilst to the rear there is a well presented, low maintenance garden with decking and patio areas. Rent, service/management charge and insurance £382.15 PCM. Lease 118 years.

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/Dining Area 16' 2" x 13' 1" (4.92m x 3.98m)

Two radiators, space for dining table, window to side, French doors to conservatory, 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

Access to loft area.

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

Radiator, windows to front.

Bedroom Two 12' 9" x 9' 9" (3.88m x 2.97m)

Radiator, storage cupboard, window to rear.

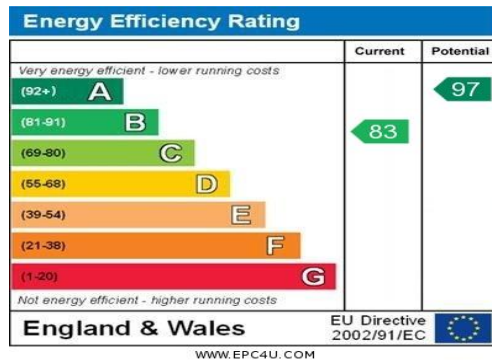
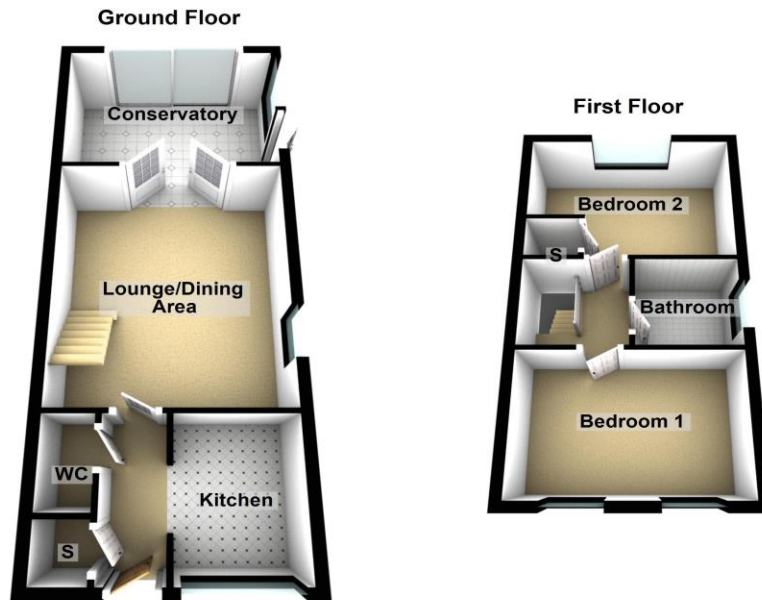
Bathroom 6' 1" x 6' 1" (1.85m x 1.85m)

Low level WC, wash basin, walk in shower cubicle, 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 well presented, low maintenance garden with decking and patio areas.





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.

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