



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

30 The Hawthorns
Preston, PR3 1NF

£102,500

A well presented three bedroomed end mews property, located close to Garstang town centre. Being sold as a 50% share, the accommodation comprises of an entrance hall, downstairs WC, lounge and a kitchen. To the first floor there are three good sized bedrooms, with the master having an en-suite shower room and a separate family bathroom. Externally to the front there is a driveway, providing off road parking for two cars. Side access leads to the open aspect rear garden , which is low maintenance with artificial turf and a patio area. Rent, management and insurance charges £276.02 PCM. Lease 107 years.

Ground Floor

Entrance Hall 8' 2" x 3' 4" (2.49m x 1.02m)

Radiator, wooden flooring, stairs to first floor.

Downstairs WC 5' 2" x 3' 0" (1.57m x 0.91m)

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

Lounge 14' 4" x 13' 1" (4.37m x 3.98m)

Radiator, window to front, opening to dining room.

Dining Room 9' 8" x 7' 7" (2.94m x 2.31m)

Laminate flooring, radiator, patio doors to garden.

Kitchen 10' 0" x 8' 4" (3.05m x 2.54m)

Fitted with a range of base and eye level units incorporating a sink and drainer, gas hob with extractor rover, oven ,space for washing machine, fridge freezer and dishwasher, storage cupboard, radiator, door to side, window to rear.



First Floor

Landing

Access to loft area, built in airing cupboard.

Bedroom One 12' 8" x 9' 8" (3.86m x 2.94m)

Radiator, window to front.



En-suite Shower Room 7' 2" x 3' 3" (2.18m x 0.99m)

Low level WC, wash basin, shower cubicle, radiator.

Bedroom Two 9' 8" x 9' 1" (2.94m x 2.77m)

Radiator, window to rear.



Bedroom Three 9' 1" x 6' 4" (2.77m x 1.93m)

Radiator, window to front.

Family Bathroom 6' 1" x 5' 9" (1.85m x 1.75m)

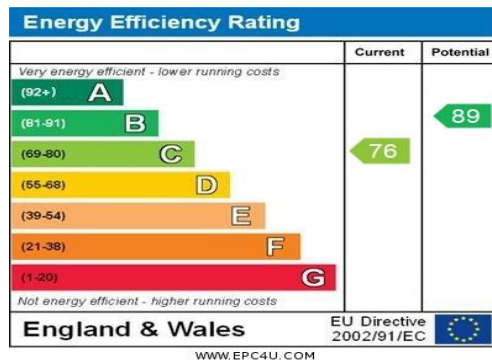
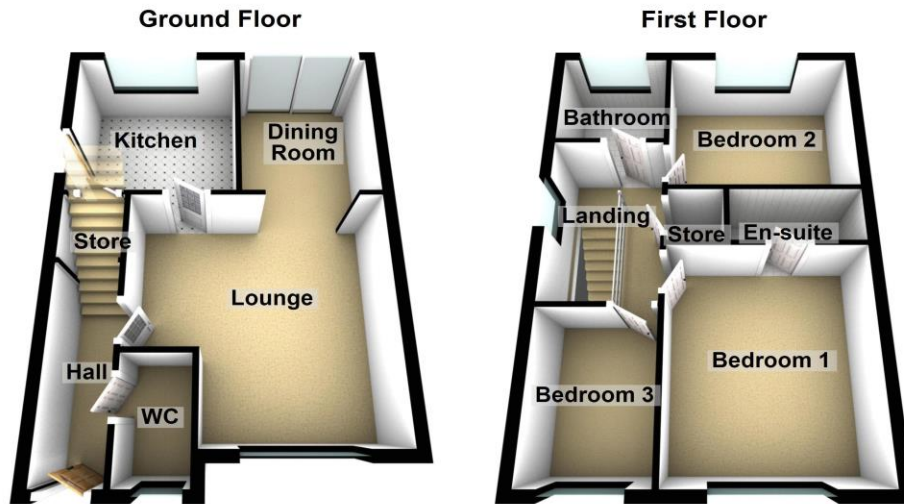
Suite comprising of a low level WC, wash basin, panelled bath with shower over, radiator, window to rear.



Externally

To the front there is a driveway, providing off road parking for two cars. Side access leads to the open aspect rear garden, which is low maintenance with artificial turf and a patio area.





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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