



- Semi Detached Property
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Downstairs WC
- Parking
- Garden
- Sold As A 40% Share

35 Heaton Way  
Preston, PR4 3FS

£68,000

A well presented two double bedroom semi detached property, located on this popular modern development. Being sold as a 40% share, the ground floor accommodation comprises of a lounge, dining kitchen and a downstairs WC. To the first floor there are two double bedrooms and a bathroom. Externally there is off road parking for two vehicles, with side access to the rear garden and patio area. Rent, management/estate charge and insurance £337.32 PCM. Lease 122 years.

### Ground Floor

**Entrance Hall** 4' 4" x 4' 4" (1.32m x 1.32m)

Radiator, stairs to first floor.

**Downstairs WC** 5' 3" x 3' 2" (1.60m x 0.96m)

Low level WC, wash basin, radiator.

**Lounge** 13' 8" x 9' 4" (4.16m x 2.84m)

Radiator, window to rear, French doors to garden.

**Dining Kitchen** 15' 5" x 8' 8" (4.70m x 2.64m)

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, dishwasher and fridge freezer, radiator, window to front.



## First Floor

### Landing

Storage cupboard.

**Bedroom One** 13' 6" x 10' 2" (4.11m x 3.10m)

Radiator, storage cupboard, window to front.

**Bedroom Two** 11' 5" x 6' 3" (3.48m x 1.90m)

Radiator, window to rear.

**Bathroom** 7' 0" x 6' 7" (2.13m x 2.01m)

Suit comprising of a low level WC, wash basin, panelled bath with shower over, part tiled walls, radiator, window to rear.

### External

Externally there is off road parking for two vehicles, with side access to the rear garden and patio area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

**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.

## Make Your Move

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