



- Semi Detached Property
- Three Bedrooms
- Lounge & Dining Area
- Kitchen
- Bathroom
- Garden
- Parking
- Sold As A 35% Share

21 Baylton Drive
Preston, PR3 0EA

£75,250

A three bedroom semi detached property, located in Catterall Village. Being sold as a 35% share, the accommodation comprises of an entrance hall, lounge/dining area, kitchen and a downstairs WC. To the first floor there are three good sized bedrooms and a bathroom. Externally, there is a driveway providing off road parking and an enclosed garden to the rear. Rent, management charge and insurance £386.03 PCM. Lease 116 years. Local connection restriction applies.

Ground Floor

Entrance Hall 11' 0" x 6' 0" (3.35m x 1.83m)

Radiator, stairs to first floor.

Downstairs WC 5' 4" x 4' 0" (1.62m x 1.22m)

Low level WC, wash basin, radiator.

Lounge/Dining Area 18' 0" x 15' 0" (5.48m x 4.57m)

Radiator, storage cupboard, window to rear, French doors to garden.

Kitchen 11' 0" x 8' 1" (3.35m x 2.46m)

Range of base and eye level units incorporating a sink and drainer, gas hob with extractor rover, oven, built in fridge freezer, space for washing machine/dishwasher, window to front.



First Floor

Landing

Airing cupboard, access to loft area.

Bedroom One 15' 0" x 8' 0" (4.57m x 2.44m)

Radiator, window to front.

Bedroom Two 13' 0" x 8' 0" (3.96m x 2.44m)

Radiator, window to rear.

Bedroom Three 10' 0" x 6' 0" (3.05m x 1.83m)

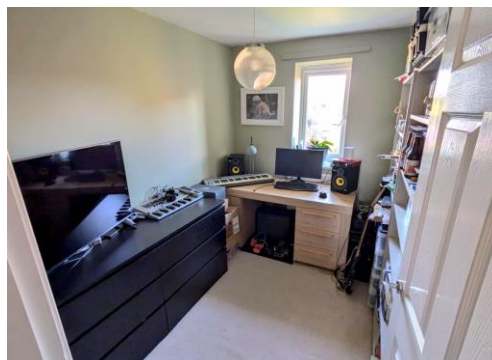
Radiator, window to rear.

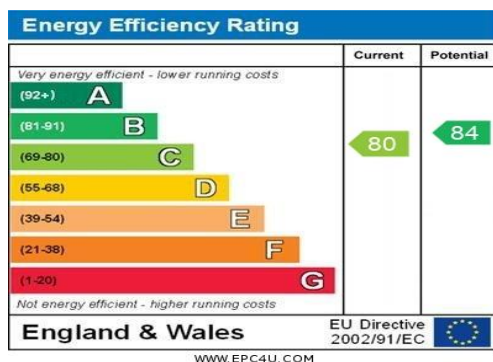
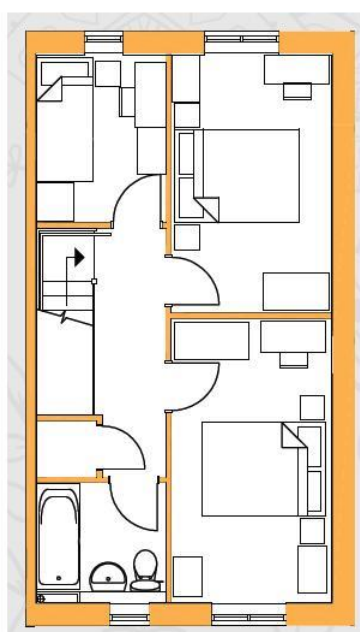
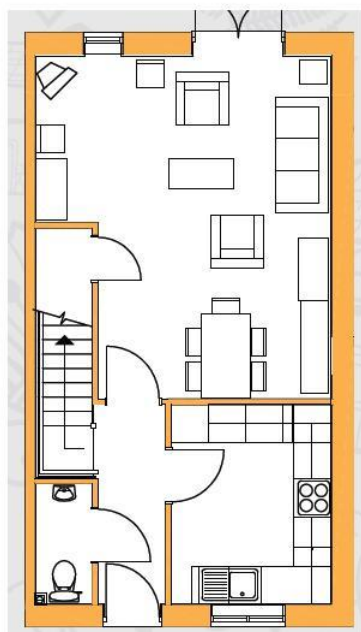
Bathroom 7' 0" x 6' 0" (2.13m x 1.83m)

Low level WC, wash basin, panelled bath with shower over, part tiled walls, radiator, window to front.

External

Externally, there is a driveway providing off road parking and an enclosed garden to the rear.





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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