



12 Willow Tree Avenue

**Broughton,
PR3 5DH**

£375,000

ESTATE AGENCY



Three bedroom detached property

Kitchen dining room

Generous rear garden

Great location

Lounge dining room

Conservatory

Off road parking



A beautiful detached three bedroomed property in a sought after location close to OFSTEAD outstanding Broughton High.

Entering the property into the spacious hallway with stairs to the first floor, door to the lounge, bedroom three and the kitchen/diner. The lounge dining room benefits from a large bay window and sliding doors that lead to a good sized conservatory that accesses the rear garden. From the kitchen diner you can access the shower room and the utility room which leads through to the garage. To the first floor you will find two further bedrooms with storage into the Eaves, and the family bathroom.

Broughton is excellently placed for local amenities such as shops, restaurants and public houses. There are great schools in the area, along side places of worship. The motorway links are only a short distance for those wishing to commute and Preston City centre is easily accessible for the National Rail.

Accommodation

Ground Floor

Entrance Hallway

Staircase to the first floor. Under stair storage. External door to front. Two radiators.

Lounge/Diner

Window to the front elevation. Sliding patio door to conservatory. Two radiators. Gas fire with wood surround.

Conservatory

Off the lounge/diner. French style doors to the rear garden

Kitchen/Diner

A range of fitted wall and base units. Stainless steel sink with tap over and drainer. Range cooker with gas hob and electric oven. Dish washer, Sliding patio door to rear garden. Window to the rear elevation.

Shower room

Shower enclosure with shower off the mains. WC and wash basin. Window to the rear.

Utility room

Plumbed for washer. Space for dryer

Bedroom Three

Window to the front. Radiator.

First Floor

Landing

Bedroom One

Window to the front and side elevation. Eaves storage

Bedroom Two

Window to the front and side elevation. Eaves storage. Loft hatch

Bathroom

Window to the rear elevation. Radiator. Bath with mains shower over. WC and wash basin.

Externally

Rear Garden

Laid to lawn with flagged patio areas. Mature bushes and hedges. Summer house.

Front garden

Lawned area with mature trees. Driveway with parking for multiple cars leading to a garage.

Garage

Used as a workshop, with space made for the utility room at the rear

EPC rating to follow

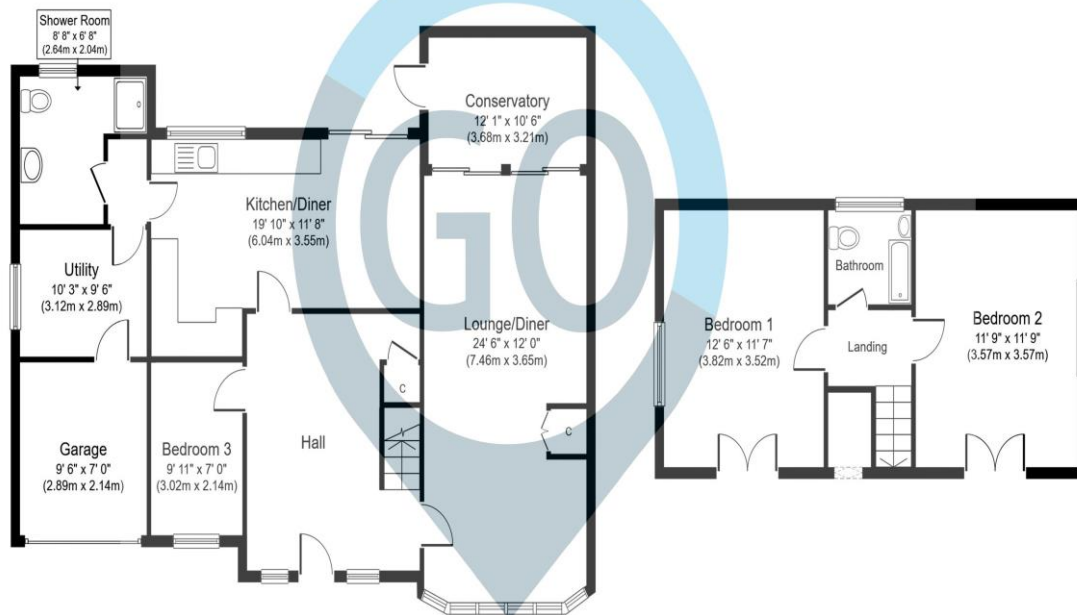
Property tenure Freehold

Council tax band E

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.





Ground Floor
Approximate Floor Area
1,121 sq. ft.
(104.1 sq. m)

First Floor
Approximate Floor Area
450 sq. ft.
(41.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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