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36 Heywood Lane, Preston PR4 2FF

£340,000

Charming Modern Three-Bedroom Home in the Picturesque Wrea Green Village



Entrance Hall

Composite obscure double glazed external door to the front and matching adjacent window. Carpeted staircase leading to the first floor. Large format tiled flooring, radiator, ceiling light and wall mounted consumer unit. Doors leading to the following rooms:

WC

Two piece white suite, comprising: wall mounted wash hand basin and chrome mixer tap; and WC with push button flush. Large format tiled flooring, ceiling light, extractor fan and radiator.

Open Plan Living Dining Kitchen

UPVC double glazed window to the front and French doors to the rear. Range of fitted wall and base units incorporating laminate work surfaces and inset 1 ½ bowl stainless steel sink and drainer with chrome mixer tap. Integrated appliances include: Indesit fridge freezer, Hotpoint oven, Hotpoint four ring gas hob with illuminated extractor above, and Hotpoint microwave oven. Large format tiled flooring, TV aerial point, spot lighting, ceiling lights, radiators. Cupboard housing Ideal Logic combi boiler.

First Floor Landing

Aforementioned staircase from the ground floor. UPVC double glazed window to the front. Carpeted flooring, radiator, ceiling lights and useful store cupboard. Doors leading to the following rooms:

Master Bedroom

UPVC double glazed window to the front. Carpeted flooring, ceiling light, radiator, spot lighting and useful dressing area with space for wardrobes. Door to:

En-Suite

UPVC double glazed obscure window to the rear. Three piece white suite, comprising: step-in shower enclosure with bi-folding glass screen door, wall mounted controls and handheld shower attachment on riser rail; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Wall mounted mirrored vanity cabinet, part tiled walls, tiled flooring, extractor fan, spot lighting and radiator.

Bedroom Two

UPVC double glazed window to the rear. Carpeted flooring, ceiling light, radiator and TV aerial point.

Bedroom Three

UPVC double glazed window to the front. Carpeted flooring, ceiling light, radiator and TV aerial point.

Family Bathroom

Three piece white suite, comprising: panelled bath with chrome mixer tap, glass shower screen, wall mounted controls and handheld shower attachment on riser rail; wall mounted wash hand basin with chrome mixer tap; and WC with push button flush. Part tiled walls, tiled flooring, extractor fan, spot lighting and chrome ladder style towel radiator.

External

To the front, the property has a small lawned garden area, stone chippings and a path to the front door, with a driveway to the side providing off road parking and leading to the garage. To the rear, the low maintenance garden features a paved patio area and generous sized lawn.

Garage

Single garage, open to the rear, with up and over electric door to the front. Power and lighting.

Additional Information

Tenure -
Council Tax Band - D

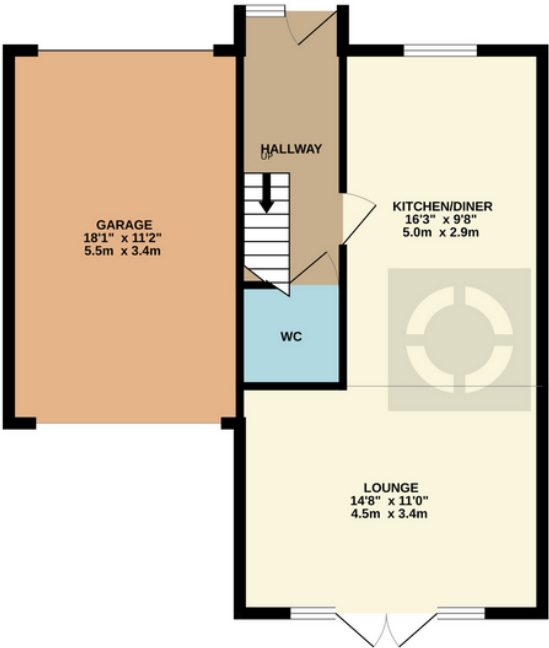
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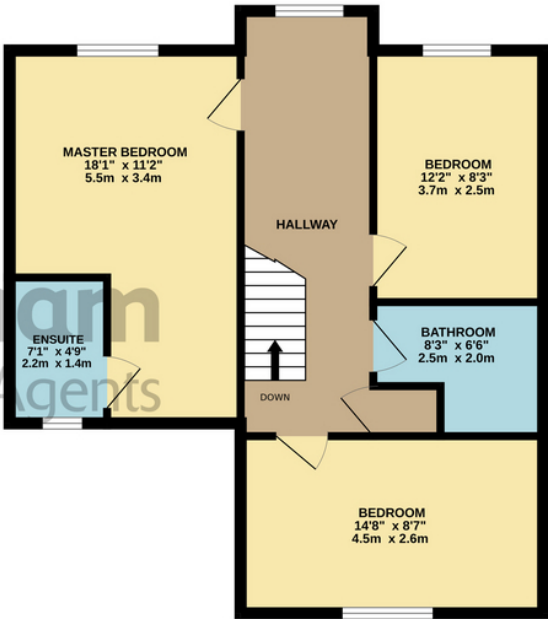


Floor Plans

GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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