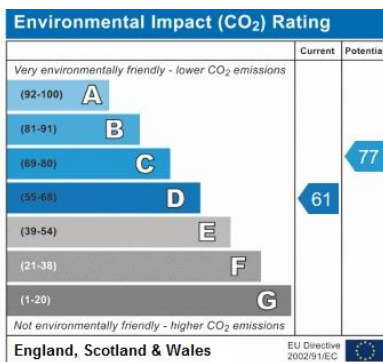
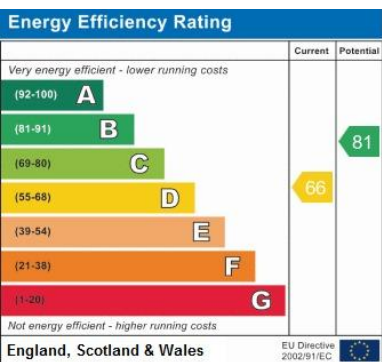




52 Hawthorn Crescent , Lea, Preston, PR2 1RD

Price: £180,000



- Gas Central Heating
- Double Glazing
- Extensive gardens to front, side and rear
- Parking for approximately 7 cars
- Space for a caravan
- Three double bedrooms
- Attractive bathroom
- High standard kitchen

52 Hawthorn Crescent , Lea, Preston

FULL DESCRIPTION

This stunning 3 double bedroom dormer bungalow comprises family sized living accommodation and is a high standard throughout offering a recently fitted bathroom. With extensive gardens this home is ideal for a family and provides several parking spaces for cars and a caravan and further potential to extend and develop. Viewing essential and priced to sell. Be quick to view!

ENTRANCE VESTIBULE

Double glazed door. Tiled floor.

HALLWAY

Built in under stairs storage cupboard. Built in airing cupboard. Central heating radiator.

LOUNGE

17' 8" x 12' 4" (5.41m x 3.78m)

Central heating radiator. Double glazed window. Solid wood floor. Living flame fire and surround.

GROUND FLOOR BEDROOM 3

11' 4" x 10' 8" (3.47m x 3.27m)

Central heating radiator. Double glazed window. Coved ceiling.

FITTED KITCHEN/DINER

12' 8" x 9' 4" (3.88m x 2.87m)

Central heating radiator. High gloss fitted wall and base units. Integrated oven, hob, extractor hood and microwave. Stainless steel sink unit and mixer tap.

UTILITY ROOM

12' 5" x 4' 7" (3.79m x 1.41m)

Plumbed for automatic washing machine. Plumbed for dishwasher. Double glazed window.

GROUND FLOOR BATHROOM

Bath. WC. Mixer shower. Over the bath shower. Vanity hand basin. Double glazed window. Chrome ladder style radiator.

STAIRS AND LANDING

Double glazed window.

UPSTAIRS WC

WC. Hand basin. Built in storage cupboard.

BEDROOM 1

12' 9" x 11' 7" (3.91m x 3.54m)

Central heating radiator. Double glazed window. Walk in wardrobe. Built in storage cupboards. Loft access.

BEDROOM 2

11' 1" x 10' 8" (3.39m x 3.27m)

Central heating radiator. Double glazed window.

UPSTAIRS WC

WC. Hand basin. Built in storage cupboard.

GARDENS

Lawn to front with planted borders.

Lawn to side planted borders and off street parking for



52 Hawthorn Crescent, Lea, Preston

approximately 7 cars/caravan.

Indian stone flagged patio to rear large wooden shed offering power and lighting. External water tap and external power socket.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

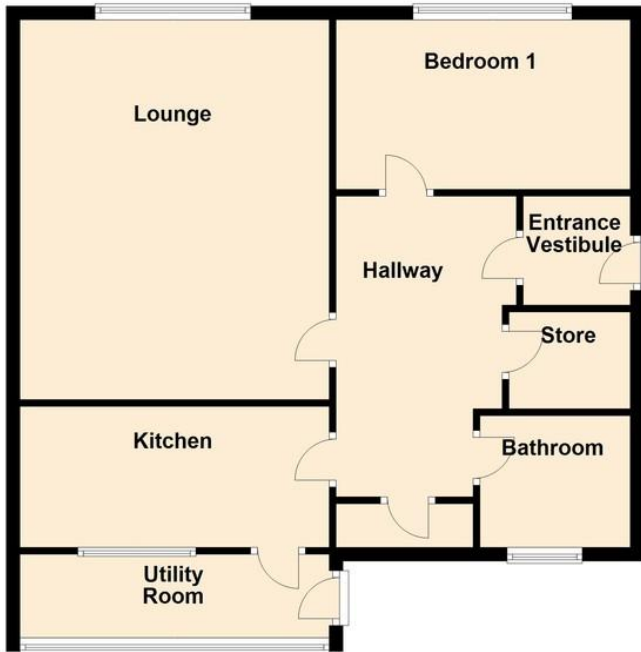
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

21/07/2020



52 Hawthorn Crescent, Lea, Preston

Ground Floor
Approx. 802.3 sq. feet



First Floor
Approx. 470.9 sq. feet



52 hawthorn crescent, Preston