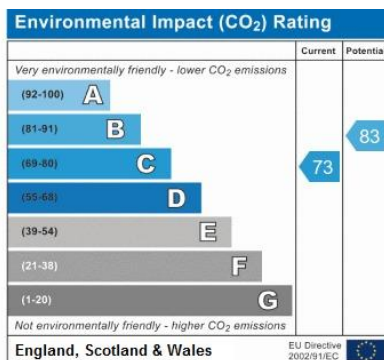
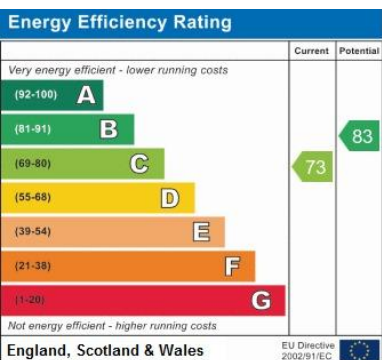




**34 Douglas Avenue, Wesham, Preston, PR4 3DY**

**Price: £285,000**



- Orangery
- Stunning & Modern Bathroom
- Master Bedroom with en-Suite Shower Room
- Arranged on Three Floors
- 5/6 Bedrooms
- Second floor option of 2nd master en-suite
- Full details to follow
- Driveway & Integral Garage

# 34 Douglas Avenue, Wesham, Preston

## FULL DESCRIPTION

This impressive 5/6-bedroom detached house is on 3 levels with high standard living accommodation. The home has an Orangery, master bedroom with en-suite, a stunning modern bathroom and a second-floor room that can be a second master en-suite or kept as two separate bedrooms. Be quick to view!!!

## ENTRANCE HALL

Double glazed door. Solid oak floor. Central heating radiator. Alarm.

## DOWNSTAIRS WC

WC. Pedestal hand basin. Extractor fan. Central heating radiator.

## LOUNGE

14' 6" x 11' 1" (4.43m x 3.39m)

Double glazed window. Central heating radiator. Wall mounted fire.

## FITTED KITCHEN/DINING ROOM

20' 0" x 8' 9" (6.10m x 2.68m)

Fitted wall and base units. Double glazed window. Arch to Orangery. Feature slate wall. Built in breakfast bar. One and a half bowl sink unit and mixer tap. Integrated double oven, gas hob, extractor hood, dishwasher and fridge/freezer. Two central heating radiators. Part tiled. Solid oak floor.

## UTILITY ROOM

6' 8" x 5' 8" (2.05m x 1.74m)

Fitted wall and base units. Plumbed for washing machine. Part tiled. Double glazed door. Solid oak floor.

## ORANGERY

Solid oak floor. Five double glazed windows. Double glazed roof and French doors to garden.

## STAIRS AND LANDING

Spindled staircase and balustrade. Built in airing cupboard.

## BEDROOM 1

13' 6" x 11' 9" (4.13m x 3.60m)

Fitted wardrobes. Double glazed window. Central heating radiator.

## ENSUITE

Shower cubicle. WC. Pedestal hand basin. Double glazed window. Central heating radiator. Part tiled. Extractor fan.

## BEDROOM 2

11' 5" x 8' 4" (3.49m x 2.56m)

Fitted wardrobes. Double glazed window. Central heating radiator.

## BEDROOM 3

8' 11" x 7' 0" (2.72m x 2.14m)

Double glazed window. Central heating radiator.

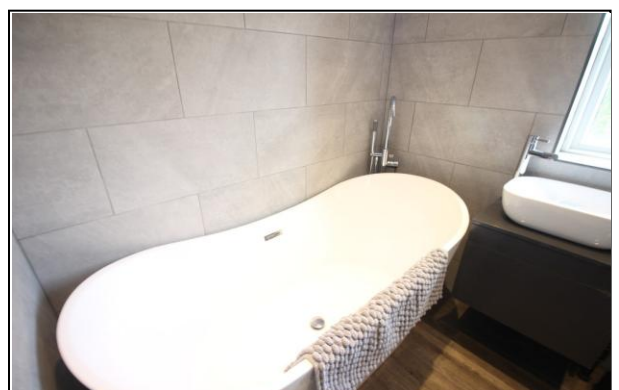
## BEDROOM 4

9' 7" x 9' 3" (2.94m x 2.84m)

Double glazed window. Central heating radiator.

## BATHROOM

Recently modernised with free standing bath with mixer tap and shower hose. WC. Vanity hand basin. Double glazed window. Central heating radiator. Fully tiled. Feature chrome central heating



# 34 Douglas Avenue, Wesham, Preston

radiator.

## SECOND FLOOR STAIRS AND LANDING

Double glazed Velux window. Feature central heating radiator.

## BEDROOM 5

14' 10" x 7' 3" (4.53m x 2.21m)

Built in wardrobes. Two double glazed Velux windows. Central heating radiator. Built in storage cupboard. Potential to be converted into one large room with bedroom 6.

## BEDROOM 6

14' 4" x 7' 1" (4.39m x 2.17m)

Two double glazed Velux windows. Built in wardrobe. Built in storage cupboard. Central heating radiator. Potential to convert into one large room with bedroom 5.

## BATHROOM

Bath. WC. Pedestal hand basin. Double glazed Velux window. Tiled floor. Part tiled walls. Over the bath shower and screen. Chrome central heating radiator.

## GARDENS

Lawn to front with planted area.

Driveway to side for several cars.

Secluded lawn to rear with three patio areas and garden shed.

## INTEGRAL GARAGE

Plastered and insulated. Up and over door. Power and lighting.

## TENURE

The property is **Leasehold**

## COUNCIL TAX

Band "E"

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

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# 34 Douglas Avenue, Wesham, Preston

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.

29/09/2020

