

# curtis law

## ESTATE AGENTS



### Maypark, Preston

\*\*\* EXCEPTIONAL & MODERN THREE BEDROOM DETACHED HOME \*\*\*

Sit on an enviable plot within a sought-after residential development, Curtis Law Estate Agents proudly present to the market this impressive detached home. Meticulously maintained to impeccable standards by the current homeowners, this property exudes elegance with its modern décor and neutral tones. The layout seamlessly integrates an open plan living and dining area, complemented by a contemporary L-shaped kitchen. Additionally, it offers the convenience of a WC, three bedrooms, and a family bathroom suite. Beyond the interior, the residence boasts a large and private rear garden complete with a charming summer house, alongside a driveway for two vehicles and single garage. This exquisite residence is perfectly suited for families in search of their forever home.

Conveniently located nearby are various local amenities, including shops, supermarkets, cafes, and gyms. Moreover, the property is adjacent to Cuerden Valley Country Park, providing picturesque nature walks and charming picnic spots. Well established schools such as St Bede's Catholic Primary School and Clayton-le-Woods Manor Road Primary School are situated in close proximity. For commuters, excellent transportation links are available, with bus routes connecting to Leyland, Preston, and Clitheroe. Additionally, Junction 29 of the M6 motorway is just a short drive away.

We cannot recommend internal viewing enough to truly appreciate what this property has to offer!

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Executive Detached Residence
- Sought After Location
- Large Rear Garden With Summerhouse
- Three Bedrooms
- Open Plan Living & Dining Room
- Council Tax Band D
- Extended L-Shaped Kitchen
- Drive For Two Vehicles
- Freehold

**Offers over £250,000**

# Maypark, Preston

## Ground Floor

### Entrance Hall

15'7" x 3'2" (4.76m x 0.97m)

Composite front door to hall, ceiling spotlights, central heating radiator, coving to ceiling, alarm system, Oak doors to the living room, kitchen and WC, stairs to first floor, carpeted flooring.

### Living Room

14'9" x 10'10" (4.51m x 3.31m)

UPVC double glazed window, ceiling spotlights and two wall light fittings (controlled by 'SONOFF' WiFi smart switch), central heating radiator, coving to ceiling, feature gas fireplace with stone hearth and surround, television point, open access to dining room, carpeted flooring.

### Dining Room

10'10" x 10'2" (3.32m x 3.11m)

UPVC double glazed patio doors to lean-to, two uPVC double glazed windows, ceiling spotlights, central heating radiator, coving to ceiling, open access to kitchen and living room, space for dining set, wood flooring.

### Lean-to

10'0" x 8'4" (3.06m x 2.55m)

Single glazed window surround, single glazed sliding doors to rear, access from dining room, wood effect flooring.

### Kitchen

18'2" x 7'3" by 14'3" x 6'1" (5.56m x 2.23m by 4.36m x 1.86m)

Two uPVC double glazed windows, a range of gloss wall and base units with contrasting wood effect worktops, inset composite sink and drainer with high spout mixer tap, integrated five ring gas hob with stainless steel extractor fan, two electric double ovens in high rise unit, integrated fridge freezer, plumbing for washing machine, space for dryer, ceiling spotlights, vertical central heating radiator, coving to ceiling, door to storage cupboard, open access to dining room, wood flooring.

### WC

6'6" x 2'8" (1.99m x 0.83m)

UPVC double glazed frosted window, a low level, close coupled WC, wall mounted wash basin with a mixer tap, part tiled elevations, ceiling spotlights, central heating radiator, tiled flooring.

## First Floor

### Landing

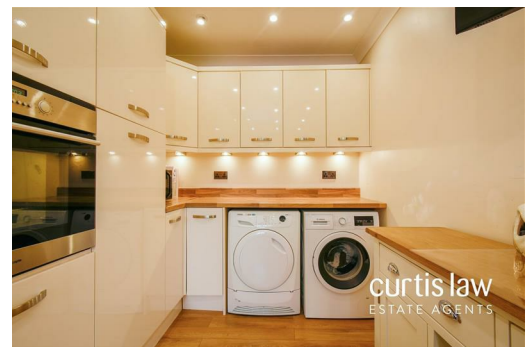
9'3" x 6'3" (2.84m x 1.93m)

UPVC double glazed window, ceiling spotlights, coving to ceiling, loft access via hatch, Oak doors to three bedrooms and a modern bathroom suite, additional door to airing cupboard above the stairs, carpeted flooring.

### Bedroom One

12'5" x 9'11" (3.81m x 3.03m)

UPVC double glazed window, ceiling light fitting, central heating radiator, built-in wardrobes, carpeted flooring.



### Bedroom Two

10'7" x 10'4" (3.25m x 3.17m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, built-in wardrobes, carpeted flooring.

### Bedroom Three

9'1" x 7'1" (2.78m x 2.18m)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, carpeted flooring.

### Bathroom

6'10" x 6'4" (2.10m x 1.95m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level close coupled and wash basin vanity unit, p-shaped panel bath with direct feed shower, part tiled elevations, ceiling spotlights, vertical central heating towel rail, extractor fan, tiled flooring.

### External

#### Front

Driveway with space for two vehicles, path leading to rear garden, CCTV.

#### Rear

A large and private garden with a patio area, stairs leading down to laid to lawn garden, summerhouse, CCTV.

### Summerhouse

15'3" x 7'6" (4.67m x 2.30m)

UPVC double glazed patio doors, uPVC double glazed windows, ceiling spotlights, alarm system, multi-fuel stove, television point, space for office setup, carpeted flooring.

### Garage

Single, attached garage with up and over door.

### Agents Notes

Property Type: Detached property

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: Utility Warehouse

Gas Supply: Utility Warehouse

Sewerage: Unknown

Heating: Gas central heating via combi boiler

Broadband: Virgin Media 1Gb, Open Reach 1Gb

Mobile Signal: Vodafone - 5G, O2 - 4G, Three - 5G, EE - 4G

Parking: Drive for two vehicles

Building Safety: Texecom, internet connected house alarm, garden room has alarm system

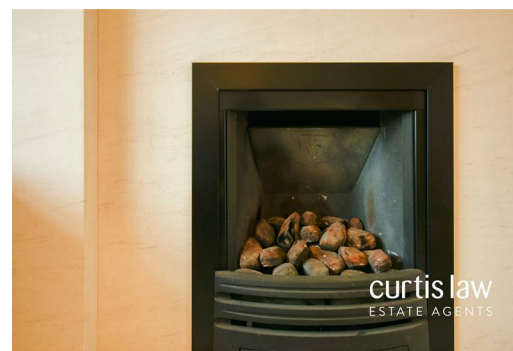
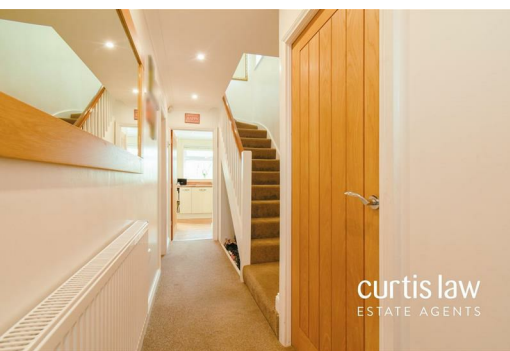
Rights & Restrictions: TPO on oak tree in rear garden

Flood & Erosion Risks: Unknown

Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

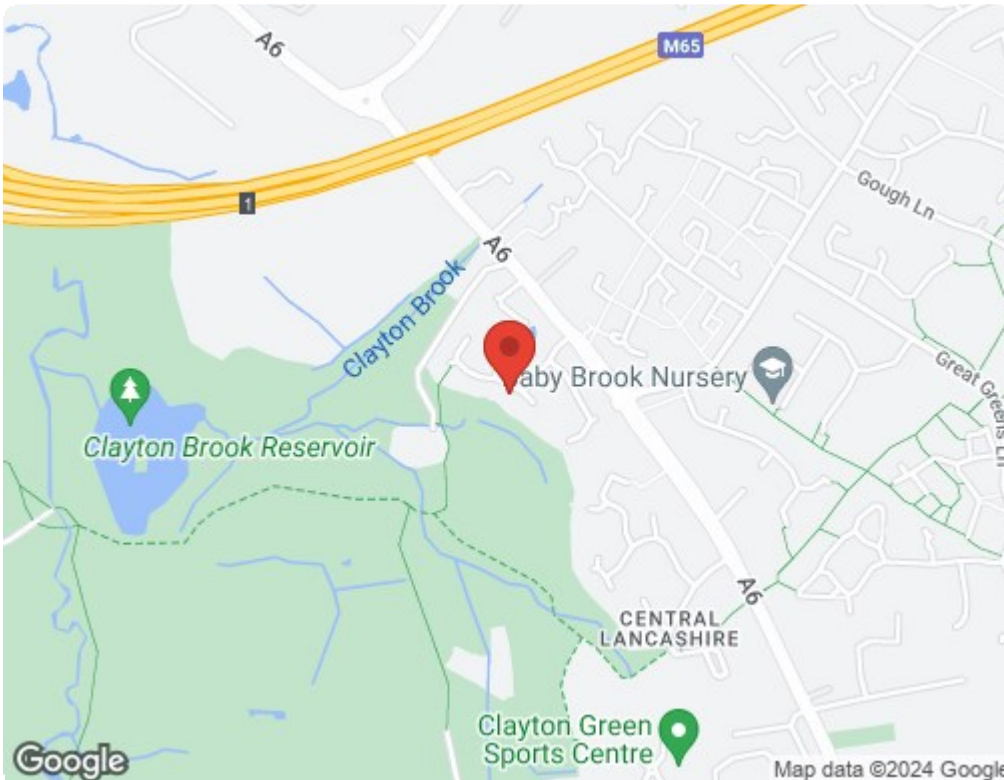
Coalfield & Mining Area: Unknown



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales		EU Directive 2002/91/EC