

curtis law

ESTATE AGENTS



Bournes Row, Preston

Nestled in the charming area of Bournes Row, Hoghton, this delightful three-bedroom detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,044 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining.

The well-appointed master bedroom, along with the second bedroom, features fitted wardrobes, ensuring that storage is never a concern. This thoughtful design enhances the practicality of the home, making it an ideal choice for families looking to upsize.

One of the standout features of this property is its prime location, situated in close proximity to Brindle Gregson Lane Primary School, making it an excellent choice for families with young children. The surrounding area is peaceful and inviting, offering a sense of community while still being conveniently located for local amenities.

With its appealing layout and desirable location, this home is sure to attract interest. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer. Don't miss the opportunity to make this lovely house your new family home.

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.

- Detached Family Home
- Tenure: Freehold
- Close To Beeston Wood & Walking Trails
- Driveway & Garage
- Edge Of Countryside
- Council Tax Band C
- Close to Brindle Gregson Lane Primary School
- Three Generous Bedrooms
- Viewing Essential

Offers over £274,950

Ground Floor

Hallway

5'7" x 15'9" (1.71 x 4.82)

UPVC double glazed door, central heating radiator, central ceiling light fitting, door to the living room and kitchen, stairs to first floor, carpeted flooring.

Living Room

10'9" x 15'1" (3.29 x 4.61)

UPVC double glazed window, ceiling light fitting, central heating radiator, coving to ceiling, feature gas fire, double glazed French doors to dining room, carpeted flooring.

Dining Room

8'3" x 8'9" (2.54 x 2.67)

Ceiling light fitting, electric storage heater, coving to ceiling, carpeted flooring.

Conservatory

8'11" x 8'0" (2.72 x 2.45)

UPVC double glazed windows surround, UPVC patio doors to rear garden, carpeted flooring.

Kitchen

9'9" x 8'9" (2.98 x 2.67)

UPVC double glazed window, UPVC double glazed door to enter utility room, a range of wall and base units with wood effect contrasting worktops, full tiled splash backs, integrated electric oven with four ring induction electric hob with extractor hood, matt finish inset sink with drainer and high spout mixer tap, ceiling light fitting, wood effect vinyl flooring.

Utility Room

5'4" x 9'2" (1.64 x 2.81)

UPVC double glazed frosted window from conservatory and clear UPVC double glazed window, and UPVC double glazed side door, base units with integrated washing machine, tiled flooring.

First Floor

Landing

6'11" x 7'3" (2.13 x 2.22)

Ceiling light fitting, doors to the three bedrooms and family bathroom, carpeted flooring.

Master Bedroom

8'7" x 13'1" (2.64 x 4.01)

UPVC double glazed window, ceiling light fitting, fully fitted wardrobes, central heating radiator, carpeted flooring.



Bedroom Two

11'5" x 14'5" (3.48 x 4.41)

UPVC double glazed window, ceiling light fitting, central heating radiator, fully fitted wardrobes, carpeted flooring.

Bedroom Three

7'1" x 8'11" (2.16 x 2.73)

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

Bathroom

6'10" x 7'10" (2.10 x 2.41)

UPVC double glazed frosted window, a three piece bathroom suite comprising of; a close coupled dual flush WC, full pedestal wash basin with separate hot/cold chrome taps, panel bath with mixer shower, full tiled elevations, ceiling light fitting, central heating radiator, carpeted flooring.

Front

Rear

Garage

Agents Notes

Water Supply: United Utilities

Electricity Supply: Mains

Gas Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Yes

Mobile Signal: Good

Parking: Driveway & Garage (space for two cars)

Building Safety: Unknown

Rights & Restrictions: Unknown

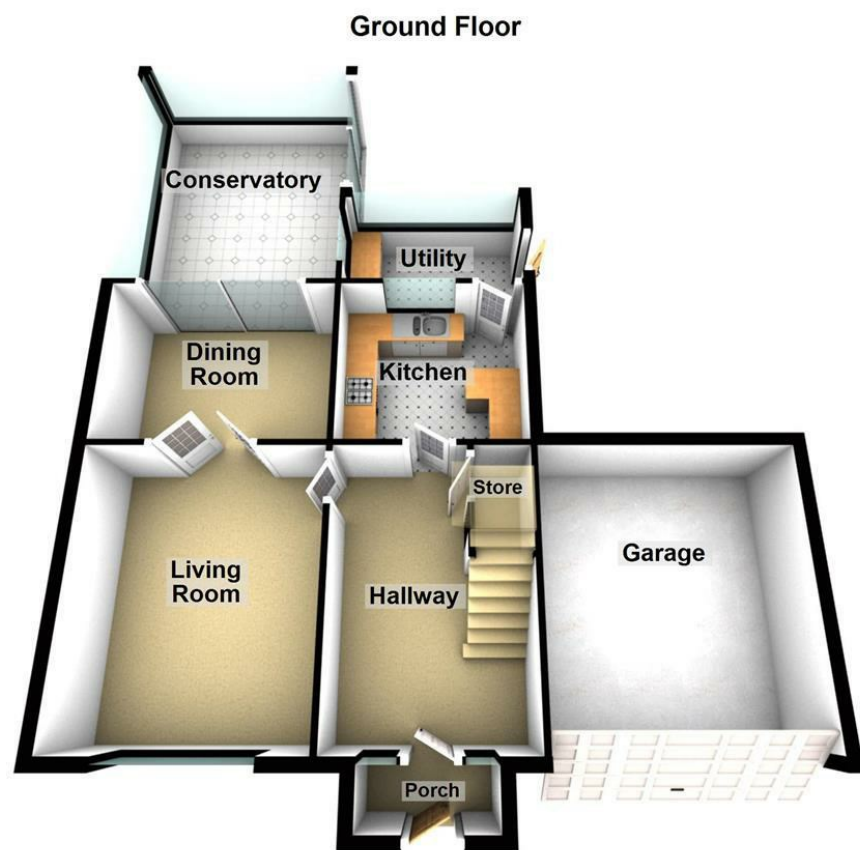
Flood & Erosion Risks: Unknown


Planning Permissions & Development Proposals: Unknown

Property Accessibility & Adaptions: Unknown

Coalfield & Mining Area: Unknown





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