



Connaught Road,  
**Offers In Excess Of £165,000**



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Connaught Road, Preston  
**Offers In Excess Of £165,000**

Superior four bedroom semi detached family home. This property has been refurbished and finished to a very high standard by the current owners. Elegant decor and large rooms throughout, the property combines the needs of a modern family playing host to many original features and wonderful detail such as high ceilings, original coving, ceiling roses, hard wood and Karndean flooring. Ideally located, this superb property makes a breeze of commuting with fantastic links to the M6 and A6, walking distance (for most) to the train station and city centre. The property comprises: a lounge with walk in bay window, dining room with French doors to the rear, kitchen, ground floor shower room, luxury family bathroom, four double bedrooms one en suite and rear off road parking. EPC Grade E

## GROUND FLOOR

### VESTIBULE

Door leading to the entrance hall.

### ENTRANCE HALL

Staircase to first floor, access to ground floor rooms.

### LOUNGE

4.32m x 3.35m (14'2" x 11'0")

Feature fireplace, double glazed bay window, ceiling light and coving, radiator.

### DINING ROOM

3.10m x 3.20m (10'2" x 10'6")

UPVC double doors leading to rear garden, ceiling light and radiator.

### KITCHEN

3.40m x 3.07m (11'2" x 10'1")

Range of wall and base units, contrasting work surfaces, space for various appliances, sink and drainer unit, door leading to rear garden, ceiling light and radiator.

## FIRST FLOOR

### LANDING

Access to bedrooms and bathroom, staircase leading to further floor.

### BEDROOM ONE

3.71m x 4.34m (12'2" x 14'3")

Double glazed window, ceiling light and radiator.

### BEDROOM TWO

3.25m x 3.45m (10'8" x 11'4")

Double glazed window, ceiling light and radiator.

### BEDROOM THREE

3.10m x 3.02m (10'2" x 9'11")

Double glazed window, ceiling light and radiator.

### BATHROOM

Three piece suite comprising of bath with over shower, WC and wash hand basin,

## SECOND FLOOR

### BEDROOM FOUR

3.10m x 3.68m (10'2" x 12'1")

Loft bedroom with window, ceiling light.

### EXTERNAL

### REAR

Rear paved garden.

Fixtures & Fittings



Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements  
All Measurements are Approximate

Laser Tape Clause



For full EPC please contact the branch

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For Illustrative purposes only



Total floor area 136.0 sq. m. (1,464 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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