

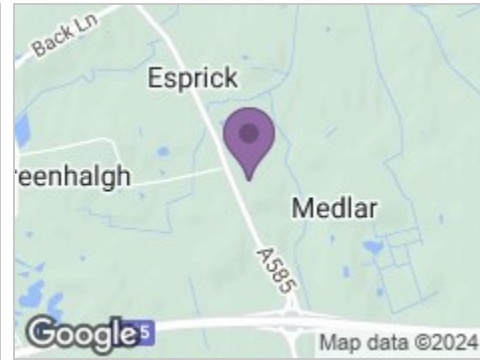
Road Map



Hybrid Map



Terrain Map



Floor Plan



4 The Rowans

Greenhalgh, Preston, PR4 3EU

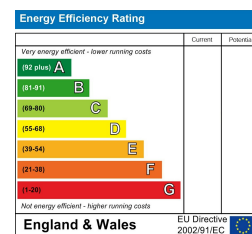
Offers In The Region Of £245,000 3 2 2

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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4 The Rowans

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Offers In The Region Of £245,000



Hallway

Door to side leading inside from front driveway. Stairs to front leading to first floor landing. Access to ground floor rooms. Under stairs storage cupboard housing Heatmiser thermostat and burglar alarm panel. Luxury vinyl flooring, UPVC double glazed window to front, underfloor heating and ceiling lights.

Kitchen

16'0" x 10'9"
Double glazed sash windows to front and side. Range of wall and base units with rustic solid wood worktop above. Porcelain Belfast sink with Chrome mixer tap above. Integral fan assisted electric oven with electric hob above and ceiling mounted chrome extractor fan. Integral dishwasher and space for integral washing machine. In ceiling speakers, LED spotlights, tiled floor with underfloor heating.

Ground Floor WC

Low flush WC and cabinet mounted wash hand basin. Tiled floors with underfloor heating and LED ceiling lights.

Lounge

16'8" x 12'1"
Double glazed sash window to rear and oak internal bi-fold doors leading into conservatory extension. Bespoke made to measure solid wood storage cupboards and shelves. Feature fireplace housing electric fire and contemporary surround. Space for wall mounted television. Cable storage

hidden within bottom right cupboard providing HDMI, audio input and ethernet ports for media centre. Plush carpet throughout with underfloor heating and ceiling lights.

Sun Room

13'4" x 9'6"
UPVC double glazed window to sides and Bi-folding doors to rear providing open access to rear garden. Double Velux Skylight to sloped roof. Luxury vinyl flooring throughout.

First Floor Landing

Accessed via spindled staircase leading from ground floor hallway. Painted and treated hardwood staircase with fitted central carpet runner. Carpeted landing providing access to all first floor rooms, storage cupboard, cupboard housing Economical Air Source Heating System and loft access.

Master Bedroom

12'4" x 10'9"
Two double glazed windows to the front. TV aerial and telephone point. Underfloor heating Door to:

En Suite

Three piece suite comprising: Walk in shower enclosure with wall mounted mains shower attachments, wall mounted wash hand basin and low level flush WC. Inset lighting, chrome heated towel rail, tiling to the shower and fully tiled floor. Extractor fan. Underfloor heating.

Bedroom Two

12'1" x 10'9"
Two double glazed windows to the rear. TV aerial and telephone point. Underfloor heating.

Bedroom Three

8'8" x 6'11"
Double glazed window to the rear. TV aerial and telephone point. Underfloor heating.

Family Bathroom

6'10" x 6'5"
Double glazed opaque window to front. Three piece suite comprising: Paneled bath with glass shower screen and wall mounted mains shower attachments. Wall mounted wash hand basin with mixer tap and wall mounted mirror above with shaver point and light. Chrome electric heated towel rail. Extractor fan. Low level flush WC. Part tiled walls and tiled floor. Underfloor heating.

Exterior

To The Front;
Paved driveway providing ample single file parking for two vehicles. Side lawn and established hedges to front and sides.

To The Rear;
Private and enclosed rear garden with artificial lawn and paved Patio.

Communal Gardens

Located directly opposite the property is a central communal garden housing small children's park and feature duck pond.

Further Information

Tenure - Freehold
EPC Rating C
Council Tax Band - D - Fylde Borough Council
Electric Heating System
Septic Tank Drainage (Communal Septic Tank For all properties on the road)
Maintenance Charge £700 per year - Up keep of communal gardens, park, pond and septic tank

