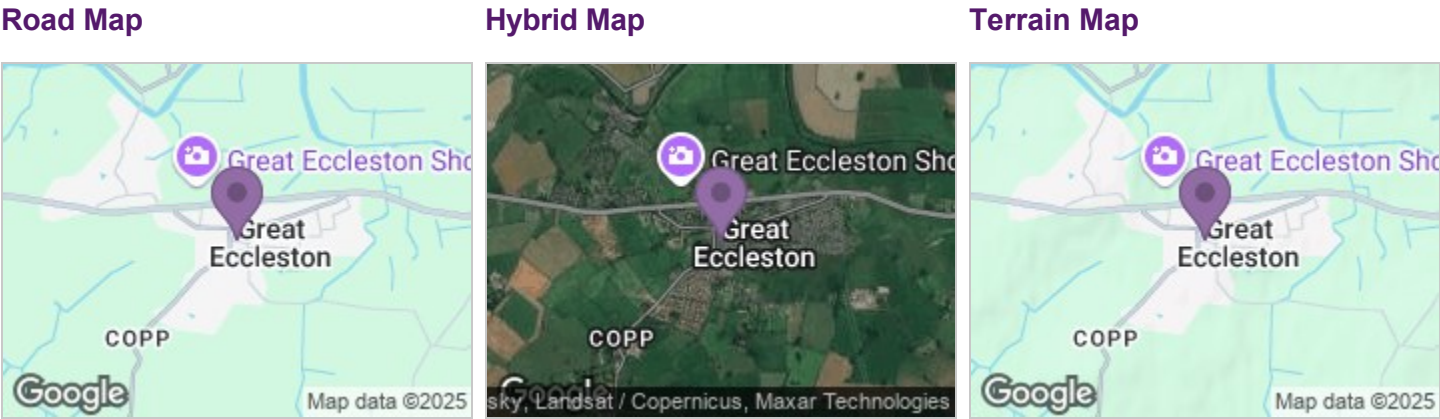
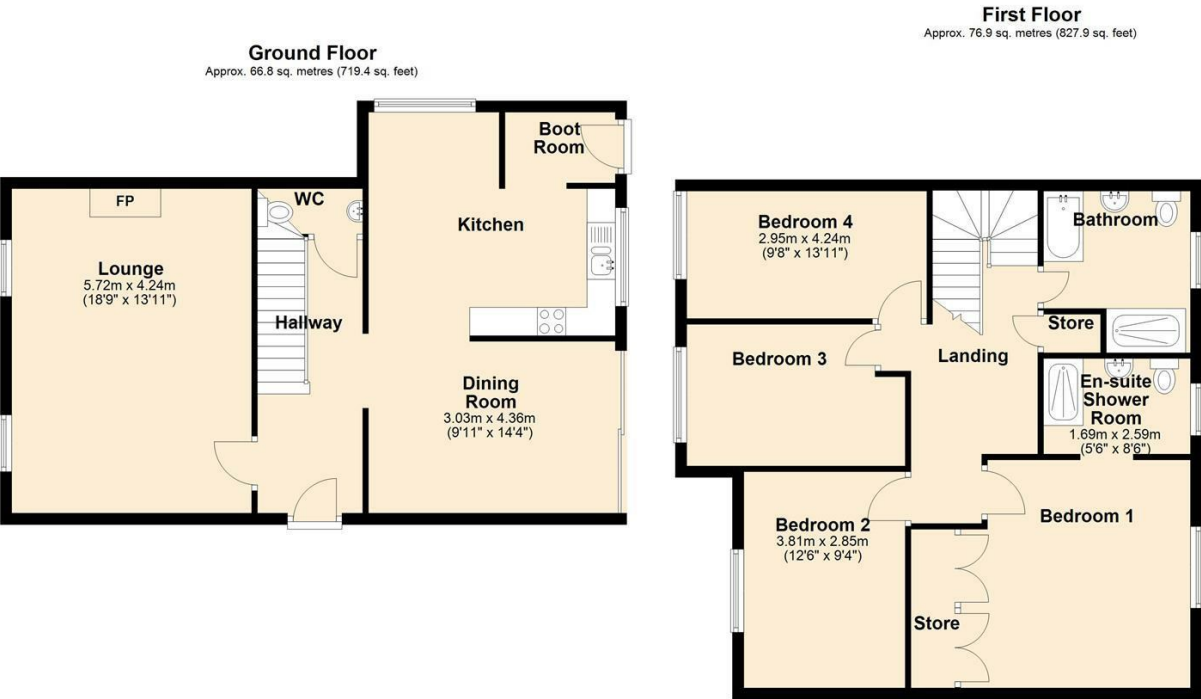




Floor Plan



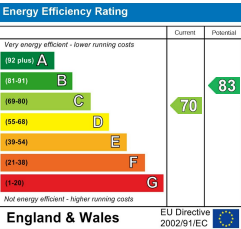
North End House Chesham Street  
Great Eccleston, Preston, PR3 0YD

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Offers In The Region Of £350,000 4 2 2



# North End House Chesham Street

Great Eccleston, Preston, PR3 0YD

## Offers In The Region Of £350,000



### Hallway

Door to side providing access into hallway.

### Lounge

18'9" x 13'10"

Double glazed window to front. Feature gas fire with traditional surround. Carpet, wall and ceiling lights and radiators.

### Ground Floor WC

Low flush WC and pedestal wash hand basin. Tiled floors and ceiling light.

### Dining Room

14'3" x 9'11"

Double glazed sliding doors to rear. Open access through to Kitchen. Carpet, ceiling lights and radiator.

### Kitchen

14'2" x 12'11" (at widest points)

Double glazed window to side and rear. Wall and base units with worktops above and central breakfast bar. Composite sink unit with mixer tap above, four ring gas hob, integrated microwave at head height, electric oven and grill. Integrated dishwasher. integrated washing machine. Integrated fridge and freezer. Tiled floor, ceiling light and radiator.

### Boot Room

6'4" x 4'1"

Door leading to/from rear garden. Tiled floor, ceiling light and open access to kitchen.

### First Floor Landing

Feature double glazed stained glass window to side. Galleried landing providing access to all first floor rooms. Access to cupboard housing water tank. Carpet, ceiling lights and radiator.

### Bedroom One

13'3" x 13'2"

Double glazed window to rear. Fitted wardrobes and dressing unit. Open access to en suite shower room. Carpet, ceiling lights and radiator.

### En Suite

8'5" x 5'6"

Double glazed window to rear. Three piece bathroom suite comprising; walk in twin shower cubicle with glass partition, low flush WC and pedestal wash hand basin. Tiled floor, ceiling lights and radiator.

### Bedroom Two

12'5" x 9'4"

UPVC double glazed window to front. Carpet, ceiling lights and radiator.

### Bedroom Three

12'7" x 8'2"

UPVC double glazed window to front. Carpet, ceiling lights and radiator.

### Bedroom Four (Dressed As Office)

13'10" x 9'8"

UPVC double glazed window to front. Carpet, ceiling lights and radiator.

### Family Bathroom

9'4" x 8'5"

Double glazed window to rear. Four piece bathroom suite comprising; panel bath, walk in shower unit, pedestal wash hand basin and low flush WC. Tiled floors, ceiling lights and radiator.

### Front Exterior

Ginnel driveway to side leading to rear garden. On road parking

### Rear Exterior

Sunny rear garden with paved patio. Laid lawn with established hedges and brick built outhouse.

### Further Information

Tenure - Freehold

EPC Rating C

Council Tax Band - C -Wyre Borough Council

Double Glazed

Gas Central Heating

### agents disclaimer

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Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

