

Trafford Street, Preston, Lancashire, PR1 7YB

3 Bed House - End Terrace

🏠 Receptions 2 | 🛏 Bedrooms 3 | 💧 Bathrooms 1 | EPC Rating C

Offers in excess of £107,995



****FANTASTIC FAMILY HOME - AVAILABLE WITH NO CHAIN DELAY****

We have a spacious three bedroom, END OF TERRACE property, situated in a popular location close to Moor Park, good schools, UCLAN, excellent local amenities and Preston City Centre.

This is an easy to maintain property which briefly comprises an entrance vestibule leading to a hallway with stairs (leading to the first floor), a spacious lounge, a good sized second reception/dining room and kitchen with access to the rear of the property. To the first floor there are two double bedrooms, a flexible third single bedroom and a three piece family bathroom.

To the rear of the property there is a paved yard with gated access to the side street along with a single car garage.

EARLY VIEWING IS RECOMMENDED TO AVOID DISAPPOINTMENT!!



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Entrance Vestibule 5'10" x 3'3" (1.78 x 1.0)

UPVC front door with panelled glass and transom window above, access door to hallway with opaque glass surround, tiled flooring, meter cupboard and central ceiling light point.

Hallway 5'10" x 13'10" (1.80 x 4.22)



The hallway has access to both reception rooms and the stairs leading to first floor. The hallway is complete with an under stairs storage cupboard, oak wood flooring, papered elevations, ceiling coving, power sockets, central heating radiator and central ceiling light point.

Lounge 12'1" x 12'4" (3.7 x 3.78)



Good sized lounge with UPVC double glazed windows overlooking the front of the property as well as to the side, carpeted flooring, papered elevations with dado rail, ceiling coving, central heating radiator, central ceiling light point and power sockets.

Reception/Dining Room 10'9" x 14'10" (3.28 x 4.53)



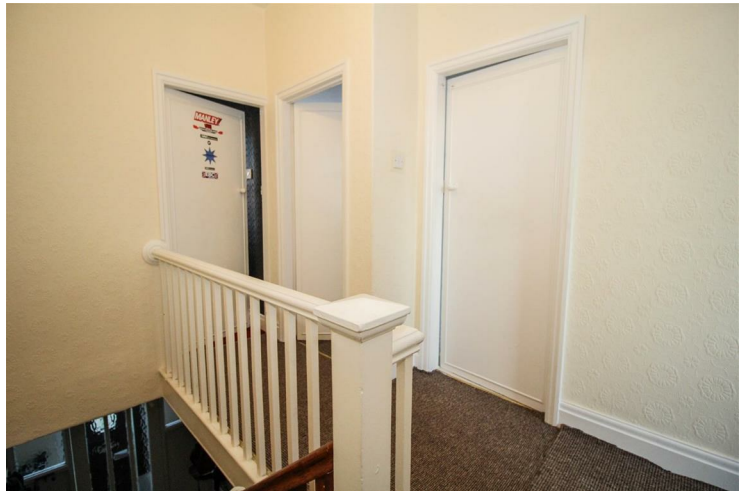
Spacious second reception/dining room with UPVC double glazed bay window to the rear of the property, access door to the kitchen, papered elevations with dado rail, laminate flooring, double radiator, central ceiling light point and power sockets.

Kitchen 7'2" x 8'5" (2.2 x 2.59)



Wooden wall and base units with complementary work surfaces, inset stainless sink, drainer and overhead mixer, part tiled elevations, free standing double oven with 4 point gas hob, space for fridge/freezer, space and plumbing for washing machine, laminate flooring, power sockets, UPVC double glazed windows overlooking the rear and UPVC double glazed door with access to the rear yard.

First Floor Landing 4'2" x 10'0" (1.29 x 3.07)



Access to the three bedrooms and the family bathroom, carpeted flooring, papered elevations and central ceiling light point.

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Bedroom One 12'0" x 12'5" (3.68 x 3.80)



Good sized master bedroom with UPVC double glazed windows overlooking the front of the property, built in wardrobes, carpeted flooring, papered elevations central heating radiator, central ceiling light point and power sockets.

Bedroom Two 11'3" x 12'11" (3.45 x 3.95)



Equally good sized second bedroom with UPVC double glazed windows overlooking the rear of the property, built in wardrobes, laminate flooring, papered elevations central heating radiator, central ceiling light point and power sockets.

Bedroom Three 6'0" x 8'5" (1.84 x 2.59)

UPVC double glazed windows overlooking the front of the property, carpeted flooring, central heating radiator, central ceiling light point and power sockets.

Bathroom 7'2" x 6'7" (2.19 x 2.03)



White three piece bathroom suite comprising low level W.C, pedestal wash basin and panelled bath with overhead

shower and shower screen. Tiled elevations, laminate flooring, radiator, central ceiling light point, wall lighting and opaque UPVC double glazed windows with top opener.

Front

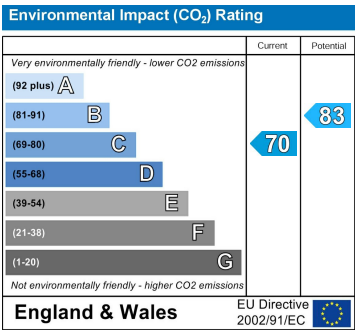
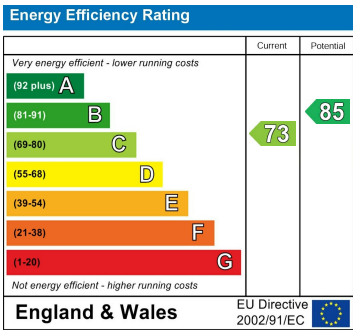


Permit free on street parking.

Rear

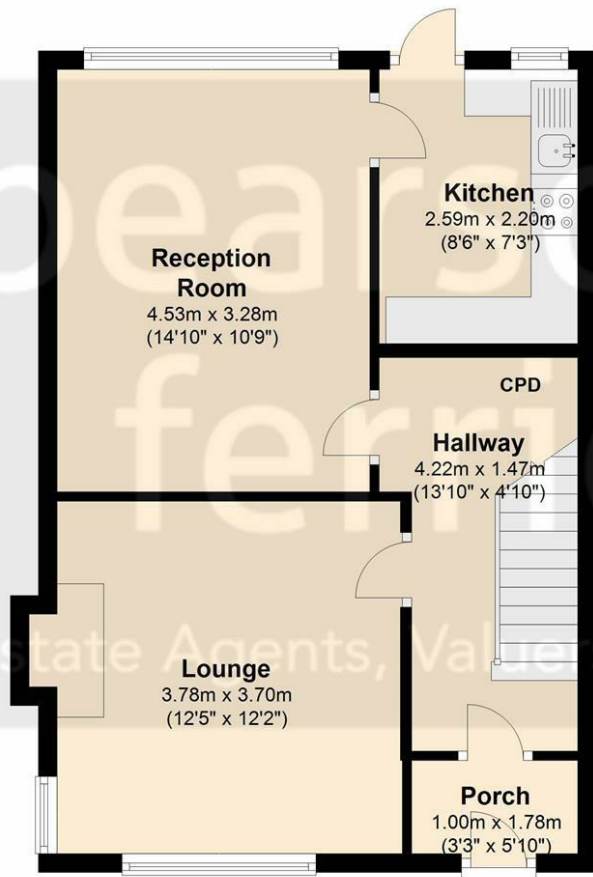


Good sized paved rear yard with gated access to the side street and access to a single car garage also accessible from the side street.





Ground Floor



First Floor

