



**Kidsgrove, Ingol, Preston, PR2 7BX**

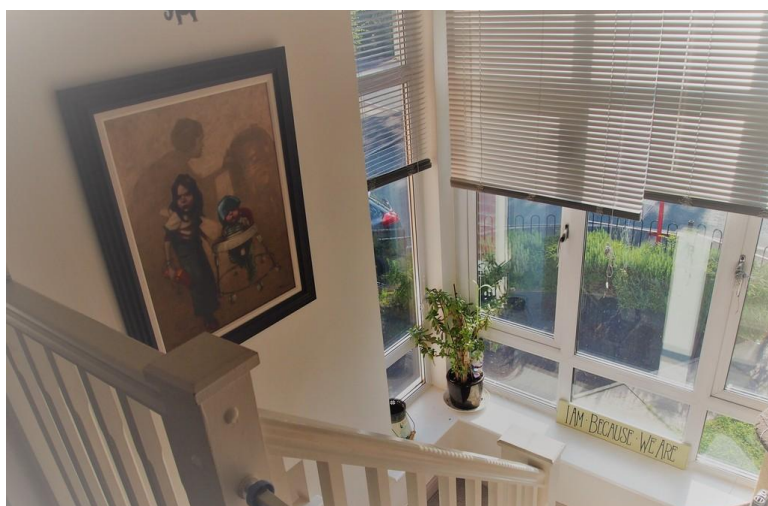
- Kitchen/Diner
- Downstairs WC
- Separate Home Office
- Internal Viewing is Highly Recommended

**£127,000**

EPC Rating 'C'







## Property Description

Internal viewing is highly recommended on this three bedroom unique property. Situated in a convenient location for schools, bus routes and local shops and amenities the property has been fully modernised and would make an ideal family home and is priced attractively for a first time buyer.

The property briefly comprises; entrance hallway, downstairs WC, lounge, fitted kitchen/diner, three bedrooms and bathroom/w.c with shower, gas central heating, double glazing and rear garden with decking and lawn.

The property also has a large garage, which was partially converted into a home office.





**ENTRANCE HALLWAY** 10' 7" x 8' 7" (3.23m x 2.62m)

**SEPARATE WC**

**LOUNGE** 13' 6" x 9' 2" (4.11m x 2.79m)

**KITCHEN/DINER** 11' 6" x 16' 9" (3.51m x 5.11m)

**OFFICE** 9' 6" x 8' 11" (2.9m x 2.72m)



**STAIRS & LANDING** 0m x 0m)

**BEDROOM ONE** 10' 5" x 9' 7" (3.18m x 2.92m)

**BEDROOM TWO** 10' 8" x 9' 7" (3.25m x 2.92m)

**BEDROOM THREE** 10' 2" x 6' 3" (3.1m x 1.91m)

**BATHROOM** 8' 3" x 6' 0" (2.51m x 1.83m)

**GARAGE / STORAGE SPACE** 9' 6" x 7' 5" (2.9m x 2.26m)



