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28 Arrowsmith Drive, Preston, PR5 0DT
Offers over £165,000

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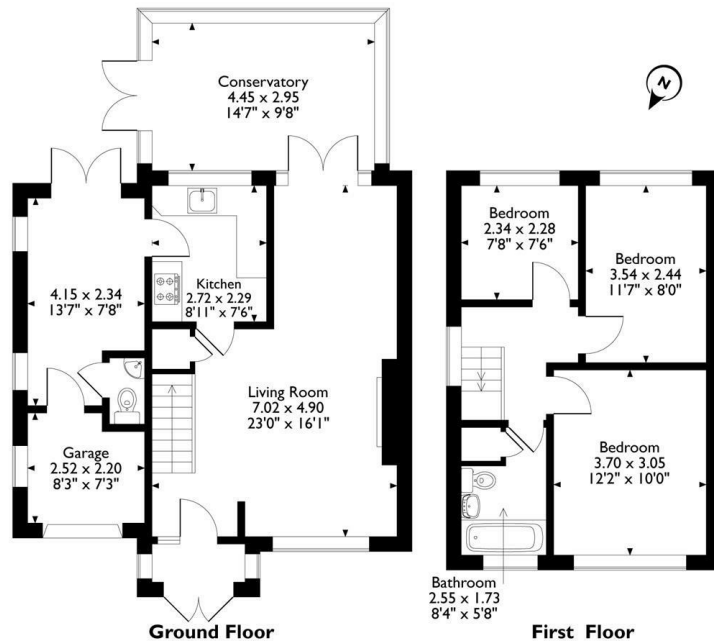
We are pleased to present this three-bedroom semi-detached property located in the city of Preston.

The property consists of – Living Room, Kitchen, Storage Room/Utility, Conservatory, Three Bedrooms, Bathroom, WC and a Garage.

This property offers well-proportioned accommodation arranged over two floors and is situated close to daily amenities including shops, schools and eateries. It also benefits from easy access to the city centre and M61 motorway.



Arrowsmith Drive, Hoghton, Preston, Lancashire
 Approximate Gross Internal Area
 103 Sq M / 1109 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Living Room
 23'0" x 16'0" (7.02 x 4.90)
 The living room is a well-spaced area featuring a built-in fireplace with mantelpiece, bookcase, laminated flooring and a front aspect window. The rear part of the room is ideal to be purposed as a dining area if required. From here the room leads to the conservatory through double paned doors

Kitchen
 8'11" x 7'6" (2.72 x 2.29)
 The kitchen is fitted with white storage cupboards with black marble counter tops and built-in utilities, including an oven, hob and extractor fan.

Storage Room/Utility
 13'7" x 7'8" (4.15 x 2.34)
 This room is adjacent to the kitchen and could be purposed as a utility or a store room.

Conservatory
 14'7" x 9'8" (4.45 x 2.95)
 The spacious, light-filled conservatory has laminated flooring and double French doors opening up to the rear garden.

Bedroom 1
 12'1" x 10'0" (3.70 x 3.05)
 Bedroom one features carpeted flooring and a front aspect window.

Bedroom 2
 11'7" x 8'0" (3.54 x 2.44)
 Bedroom two is of a good-size and features carpeted flooring and a window with views to the back.

Bedroom 3
 7'8" x 7'5" (2.34 x 2.28)
 This bedroom is a good-sized single and features carpeted flooring and a rear aspect window.

Bathroom
 8'4" x 5'8" (2.55 x 1.73)
 The bathroom is fully-equipped with toilet, wash hand basin and bath facilities.

WC
 There is a WC with toilet and wash basin on the ground

Garage
 8'3" x 7'2" (2.52 x 2.20)
 The garage offers secure space for parking and or storage.

Garden
 At the front there is bricked paving that leads to the garage door and entrance lobby. At the back there is a raised deck area with walling ideal as a leisure area. The property is partially enclosed offering some privacy and a garden shed at the back provides external storage space.

Disclaimer
 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
 2. These particulars do not constitute part or all of an offer or contract.
 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
 4: Potential buyers are advised to recheck the measurements before committing to any expense.
 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

