

CHRISTOPHER SCALES

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Shorton Valley Road, Preston

Guide Price £300,000 to £315,000

To arrange a viewing, when calling please quote CS1097

Located in the sought after Preston area this extend semi-detached home offers good sized family accommodation with four bedrooms, off road parking and a large tiered rear garden. Approached from the road a driveway provides off road parking comfortably for three vehicles and once inside, an entrance porch opens in to the hallway with the ground floor accommodation comprising a sitting room to the front aspect, dining room, kitchen/diner with double doors opening onto the rear garden, a double bedroom and WC. On the first floor the landing leads to three bedrooms and the bathroom/WC. Outside is a large tiered garden, accessed from the kitchen/diner on to a large patio with steps then leading to several different seating and planting areas, with the top tiers enjoying an open outlook over the surrounding area.

An internal inspection is highly recommended in order to appreciate the accommodation on offer.

The accommodation comprises: UPVC double doors to:

ENTRANCE PORCH - 1.8m x 0.53m (5'11" x 1'9") Light point, door to:

RECEPTION HALLWAY - 3.51m x 1.6m (11'6" x 5'3") Coved ceiling with pendant light point, stairs with handrail to first floor, radiator, timber flooring, under stairs storage cupboard, doors to:

SITTING ROOM Pendant light point, UPVC double glazed window to front aspect, radiator, feature fireplace, varnished timber flooring, opening to

DINING ROOM - 2.87m x 2.59m (9'5" x 8'6") Pendant light point, UPVC double glazed window to rear aspect, radiator, continuation of timber flooring.

KITCHEN/DINER - 5.23m x 2.54m (17'2" x 8'4") Inset spotlights, UPVC double glazed window to rear, radiator with thermostat control. Fitted kitchen comprising a range of base units with roll-edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, matching eye level cabinets, built-in electric oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for under work top fridge or freezer, tiled flooring, UPVC double doors opening onto the rear garden, understairs storage covered with light point, opening to inner hallway and door to:

BEDROOM FOUR - 3.15m x 2.69m (10'4" x 8'10") Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, access to loft space.

GROUND FLOOR WC - 1.24m x 0.61m (4'1" x 2'0") Inset spotlight, extractor fan, WC and wall-mounted wash hand basin with tiled splash back.





FIRST FLOOR LANDING - 2.79m x 2.13m (9'2" x 7'0") Pendant light point, smoke detector, hatch to loft space, UPVC obscure glazed window, cupboard housing the boiler, doors to:

BEDROOM ONE - 3.63m x 2.92m (11'11" x 9'7") Maximum measurements. Pendant light point, picture rails, UPVC double glazed window to front aspect, radiator.

BEDROOM TWO - 3.07m x 2.87m (10'1" x 9'5") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

BEDROOM THREE - 2.08m x 2.06m (6'10" x 6'9") Pendant light point, picture rails, UPVC double glazed window to front aspect, radiator.

BATHROOM/WC Textured ceiling with inset spotlights, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower attachment over, pedestal wash hand basin, WC, heated towel rail.

OUTSIDE

FRONT - At the front of the property is a tarmac driveway providing off road parking for two vehicles side by side.

REAR - To the rear of the property and accessed from the kitchen/diner is a large enclosed patio, enjoying a good degree of seclusion, with steps leading to the remainder of the garden which is arranged over several different tiers and offers several seating/planting areas.

USEFUL INFORMATION

Tenure - Freehold

Age - 1930's (unverified)

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

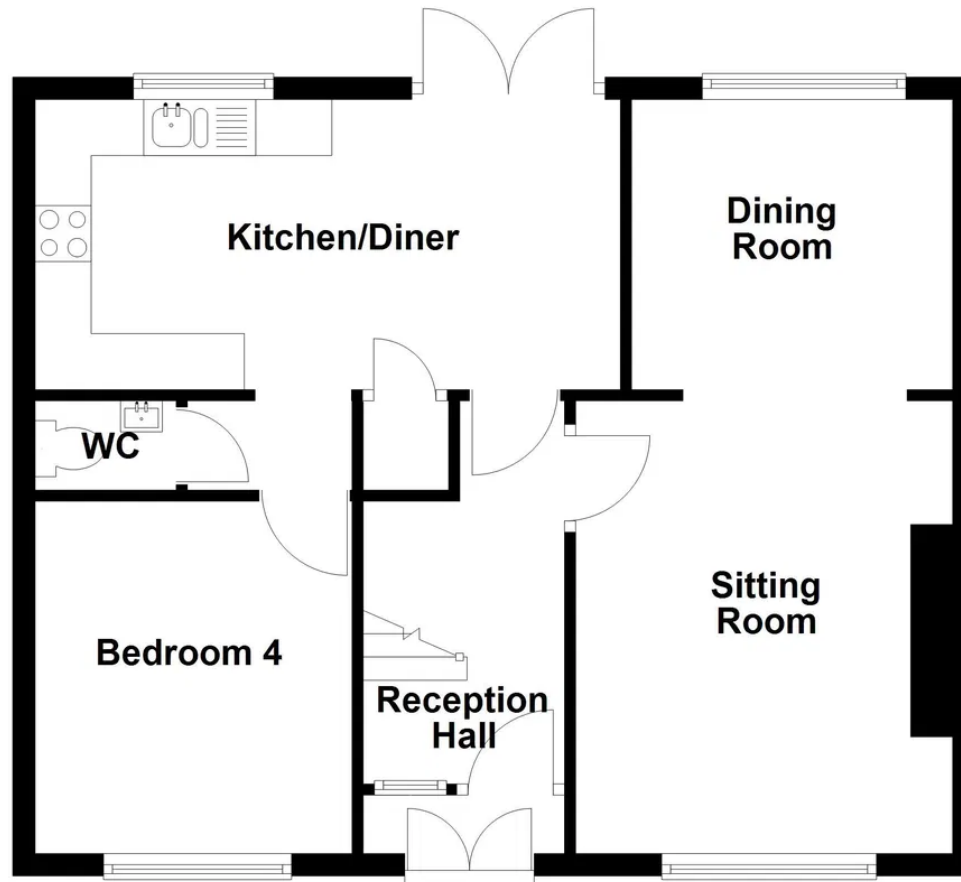
EPC Rating - C/72 potential - B/84

Broadband – Signal strength (0-4) EE: 3, Three: 3, O2: 4, Vodafone: 4

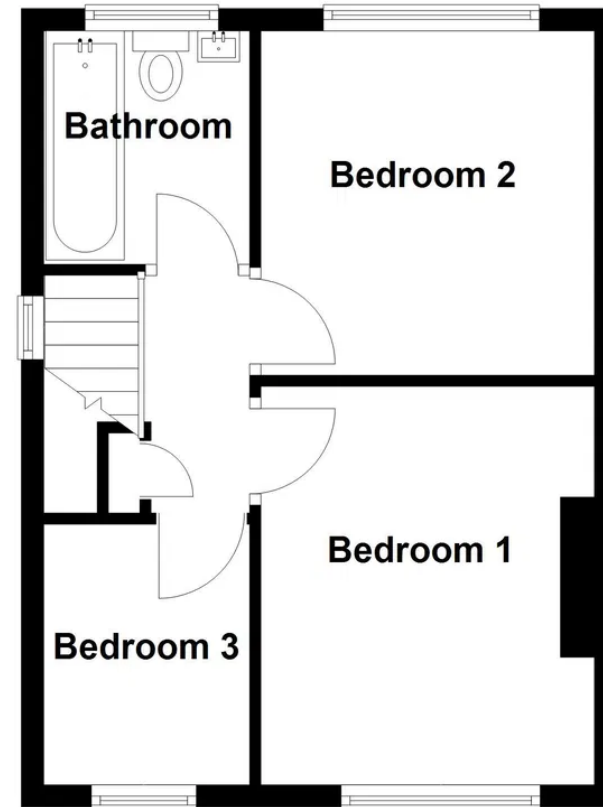
Mobile – 1800



Ground Floor



First Floor



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