

Property Particulars

South End, Preston.



- **1930's Semi Detached House in Quiet Cul De Sac**
 - **Two Bedroom**
- **uPVC Double Glazing**
- **Useful Basement Room**
- **Popular Location**
- **Electric Storage Heaters**
- **Beautiful Rear Garden**
- **Walking Distance To City Centre**

£159,950

A great opportunity to purchase a semi detached house set in the popular location of Broadgate being within walking distance of river side walks and Preston's award winning parks, Miller and Avenham, as well as easy access on foot to the City Centre. There are two bedrooms, front lounge room and a dining kitchen, heating is provided via electric storage heaters. There is uPVC double glazing and the property has been well maintained by the current owner, having been in the same family for 80 years. The rear garden is beautiful a great size and a sunny aspect where there is also access to the lower basement room. Being close to local landmarks, bus routes, Preston Train Station and local schools. Viewing is essential to fully appreciate the location and setting of this lovely home. We are offering this property with No Chain Delay.

Entrance Hall -

With door to front, stairs to first floor and door to lounge.

Lounge - 16' 0" x 12' 0" (4.87m x 3.65m)

With an electric fire, uPVC double glazed bay window to the front, wall mounted electric storage heater, ceiling light, and door to Kitchen/Diner.



Kitchen/Diner - 15' 1" x 7' 1" (4.59m x 2.16m)

With base units, electric hob and oven, sink unit and drainer, plumbed for washer, under stairs pantry cupboard, two uPVC double glazed windows, composite door access to the rear.



First Floor Landing -

With uPVC double glazed window to the side, ceiling light and doors off.

Bedroom One - 13' 4" x 12' 6" (4.06m x 3.81m)

With uPVC double glazed bay window to the front, wall mounted electric storage heater and ceiling light.



Bedroom Two - 10' 0" x 8' 9" (3.05m x 2.66m)

With uPVC double glazed window to the rear, cupboard housing hot water system and ceiling light.

Bathroom -

With a three piece suite comprising low suite W.C. pedestal wash hand basin and panelled bath and opaque uPVC double glazed window to the rear.



Outside -

To the front are double gates and a front garden with access to the side area.

Rear Garden -

A fabulous rear garden being partially laid to lawn with flowerbed borders and access to basement room.



Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm