

Bradley
Taylor



30 Priory Lane, Preston, PR1 0AR

£395,000

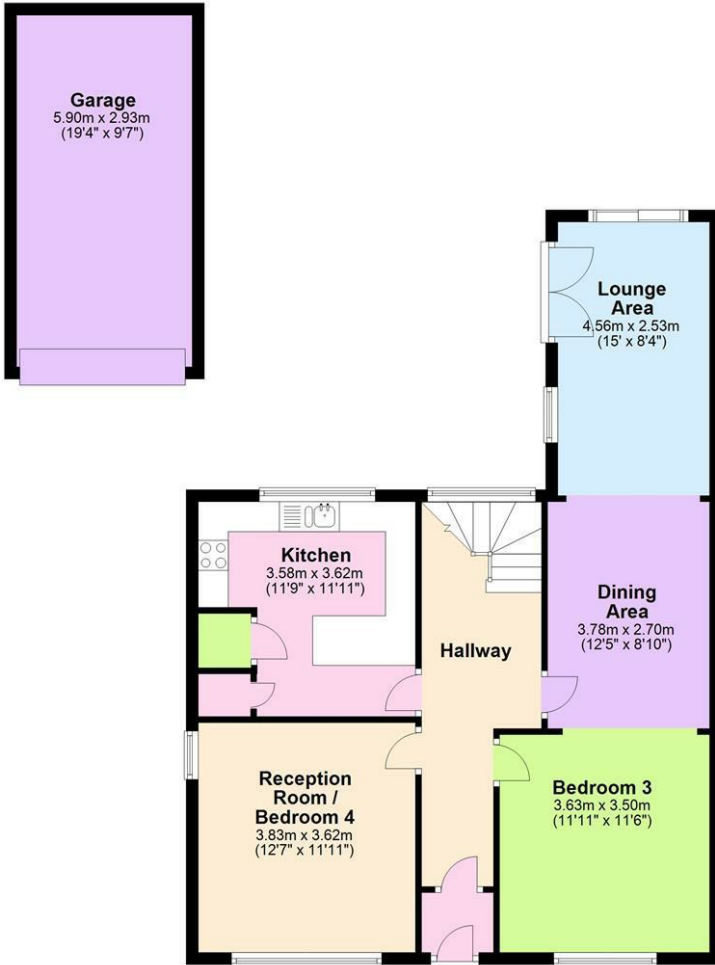
This is a spacious dormer bungalow positioned a short walk from Liverpool Road in Higher Penwortham. Set within a generous plot, this bungalow also offers a huge amount of potential to extend.

The property is set back from the road with enough off road parking for 4 cars. Featuring a versatile layout comprising of 1 or 2 bedrooms to the ground floor with 2 bedrooms and 4 piece bathroom on the 1st floor. The property has been extended to the rear to create a large reception room with space for a dining and lounge area. There is a separate kitchen with side entrance. The current owners have enjoyed the property for decades, the home is now ready for its next chapter. The loft has been converted to provide the 2 bedrooms and bathroom in its current configuration. There is plenty of potential to extend the dormers to create a much larger 1st floor, subject to any relevant planning.

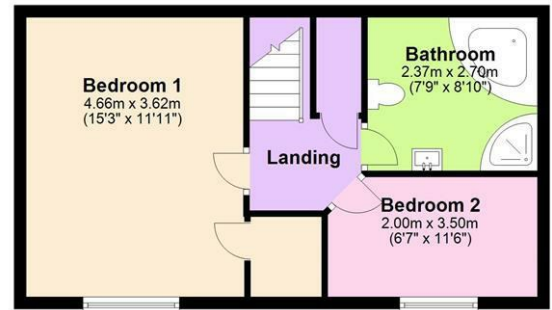
There is a detached garage to the end of the driveway at the side. The rear garden is a great size with a large lawn and patio area to the rear. The property could also be extended to the rear if desired. The plot is large enough to comfortably accommodate a larger configuration. Please get in touch with any questions or to arrange a viewing.

Floor Plan

Ground Floor



First Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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