



Joe Lane, Catterall, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom detached home situated in the sought-after village of Catterall. This property is an ideal family home, providing ample indoor and outdoor space for comfortable living. It is ideally placed only a short drive into Preston city centre and its superb local schools, supermarkets and amenities with fantastic travel links via the nearby bus routes as well as the M6 and M55 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where the stairs to the upper level are housed along with a convenient WC. Across the hallway is the spacious lounge, featuring a beautiful bay window that allows plenty of natural light into the space. Access to the understairs storage can be found here. Moving through, you will find the modern kitchen/diner, which includes integrated appliances such as a fridge, freezer, oven, hob, and dishwasher. This area offers ample space for a family dining table and access to the garden via double patio doors.

Upstairs, there are three well-proportioned double bedrooms. The master and bedroom two benefit from integrated storage, with bedroom two also boasting an ensuite shower room. Additional storage is available on the landing, and a three-piece family bathroom with an over-bath shower completes this floor.

Externally, the front of the property features a well-maintained lawn alongside a driveway leading to the attached garage, providing off-road parking for two vehicles. The attached garage is accessible via an up-and-over door at the front and is equipped with electrics. At the rear of the property is a generously sized garden with a laid lawn and flagged patio area.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.







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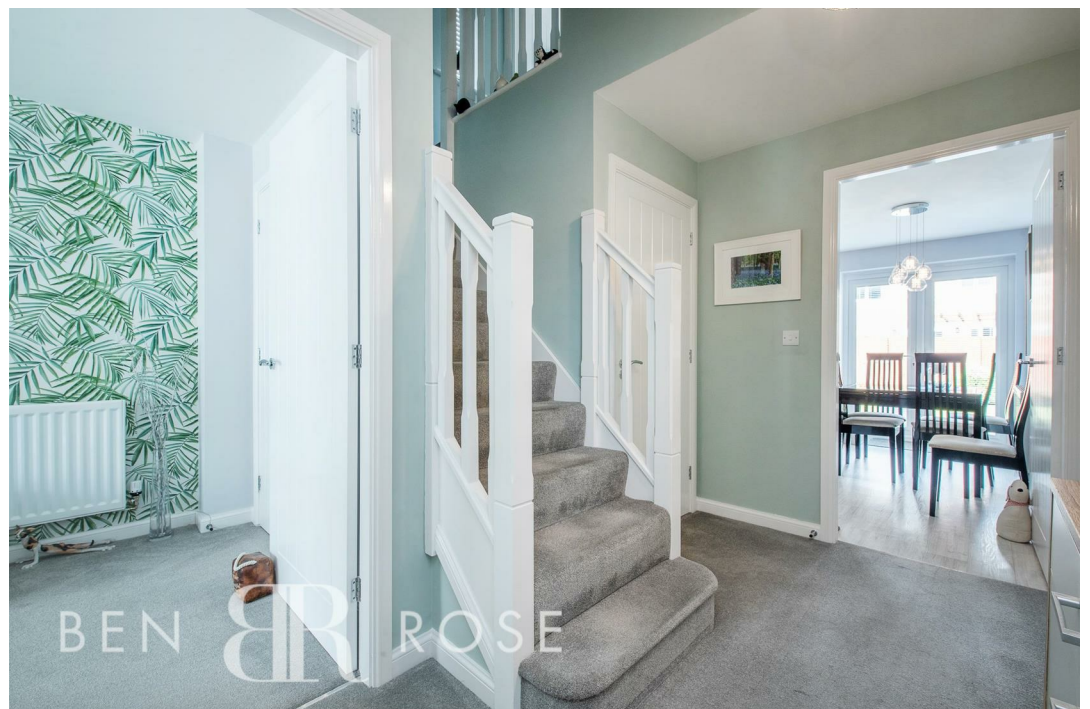
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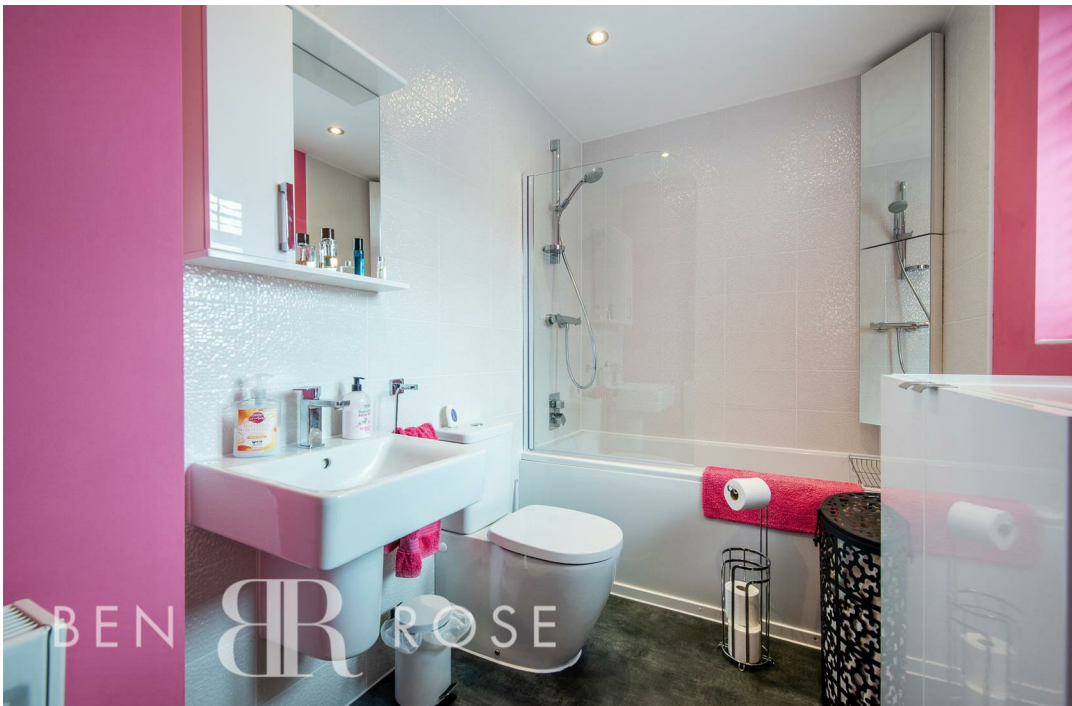




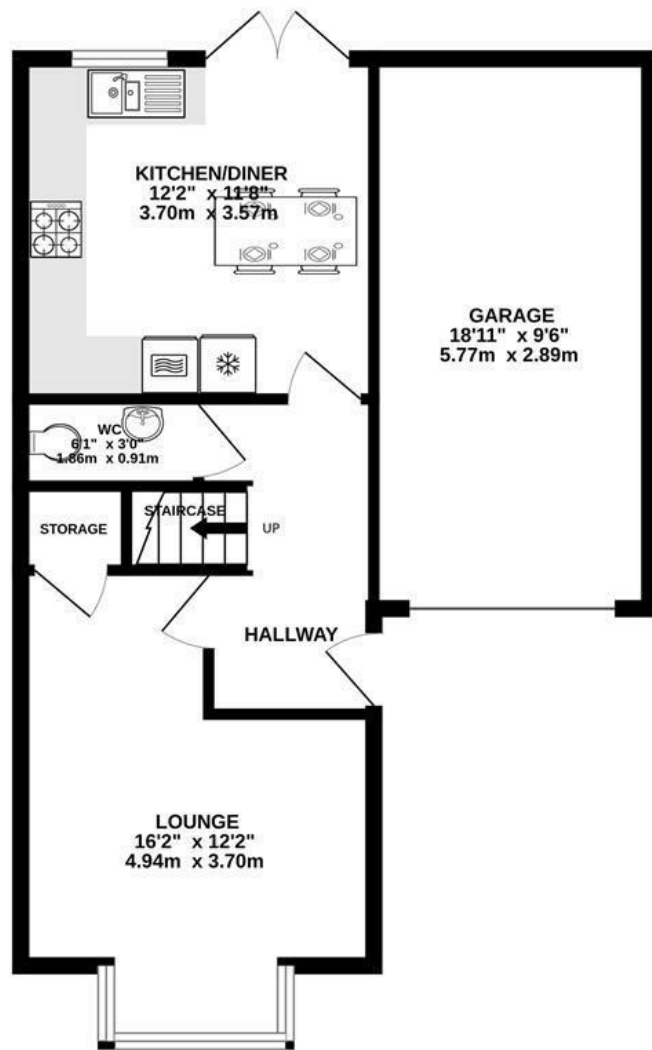
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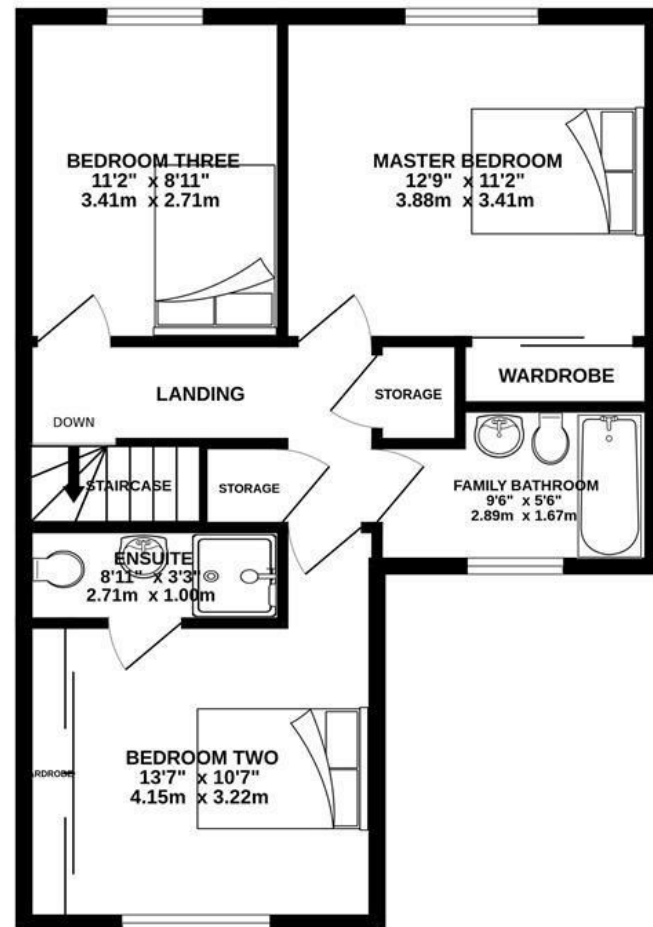
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GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



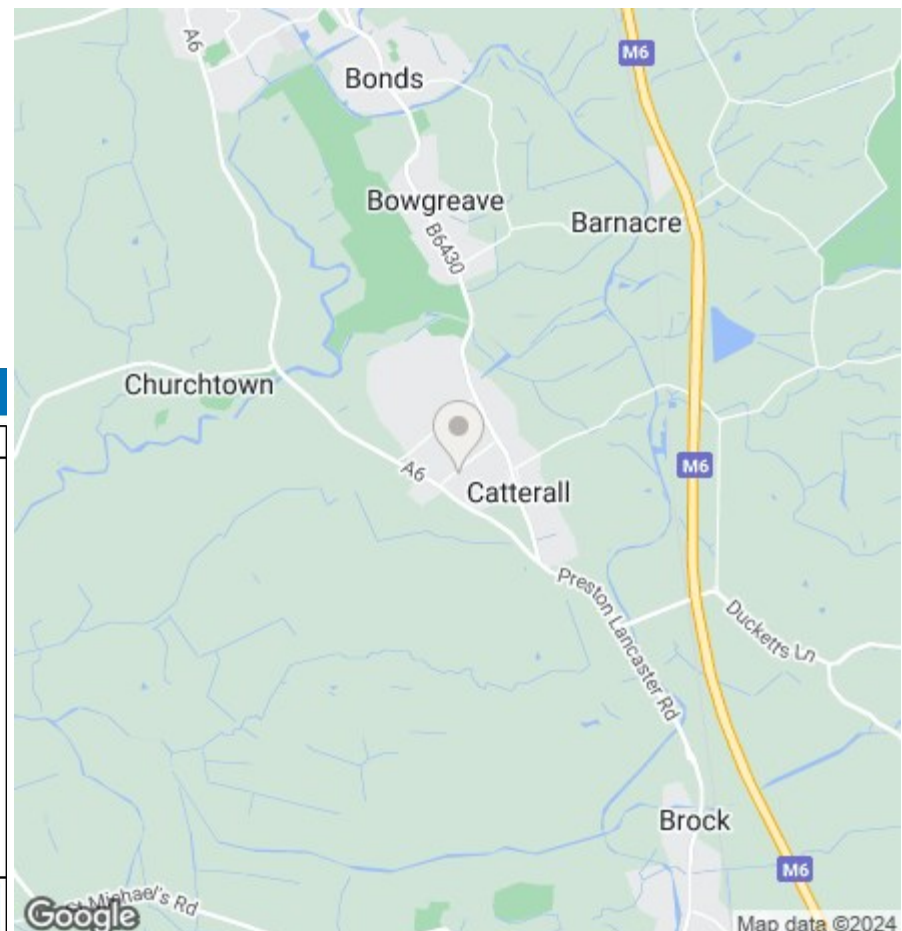
1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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 (CO₂) 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	