

# GUILDHALL

SALES & LETTINGS



## 8 Cedar Wood Close

Bowgreave, Preston, PR3 1ZW

Offers Over £83,000

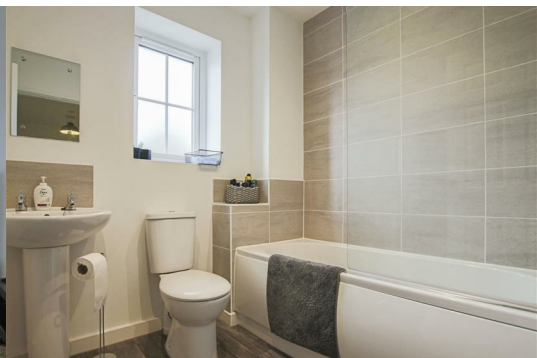


\*\*\*50% OWNERSHIP\*\*

We are proud to welcome this two-bedroom mid terraced property to the market in the popular area of Bowgreave. Boasting, spacious rooms, contemporary fixtures and fittings, neutral decoration, utility room and WC downstairs as well as being situated conveniently close to local schools and amenities, booked. This property is ready to move straight into and is perfect for a first time buyer.

Comprising briefly; entrance via the front door to a welcoming hallway which has stairs to the first floor and doors to a storage cupboard and the reception room. The reception room has a door to under stairs storage and a door leading to the kitchen. The kitchen has a door to the utility room and a door to the rear garden. The utility room has a door leading to a WC. The first floor comprises of a landing which leads to two double bedrooms and a three-piece bathroom. Externally to the front there is a laid to lawn garden with patio areas. To the rear there is a laid to lawn enclosed garden with patio areas.

Viewings are essential, for any further information or to arrange a viewing, please call the team at Guildhall on 01772 769999.



## Ground Floor

### Entrance

Composite front entrance door with double glazed window to the entrance hallway.

### Entrance Hallway 7'5 x 6'5 (2.26m x 1.96m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, staircase to the first floor and doors to reception room and storage.

### Reception Room 13'9 x 12'2 (4.19m x 3.71m)

UPVC double glazed window, central heating radiator, television point, door to under stairs storage and door to the kitchen diner.

### Kitchen Diner 11'3 x 10'9 (3.43m x 3.28m)

UPVC double glazed window, central heating radiator, spotlights and is fitted with a mix of grey gloss wall and base units, one and a half bowl stainless steel sink, drainer and mixer tap, integrated electric oven with a four ring gas hob and extractor hood, integrated fridge freezer, plumbing for a washing machine, under cupboard lighting and door to the rear and utility room.

### Utility Room 5'9 x 4'9 (1.75m x 1.45m)

Fitted with a mix of grey gloss wall and base units, grey wood effect lino flooring, extractor fan and door to the ground floor WC.

### Ground Floor WC 4'9 x 4'4 (1.45m x 1.32m)

UPVC double glazed window, central heating radiator, extractor fan, dual flush WC, pedestal wash basin with traditional taps and partially tiled elevations.

## First Floor

### Landing 11'11 x 7' (3.63m x 2.13m)

Smoke alarm, loft access and doors to two bedrooms, bathroom and storage cupboard.

### Bedroom One 16'1 x 11'9 (4.90m x 3.58m)

Two UPVC double glazed windows and central heating radiator.

### Bedroom Two 12'11 x 8'10 (3.94m x 2.69m)

UPVC double glazed window and central heating radiator.

### Bathroom 6'11 x 6'5 (2.11m x 1.96m)

UPVC double glazed frosted window, central heating towel rail, spotlights, extractor fan, partially tiled elevations and a three piece suite comprising of a panelled bath with traditional taps and direct feed shower, pedestal wash basin with traditional taps, dual flush WC and grey wood effect lino flooring.

## External

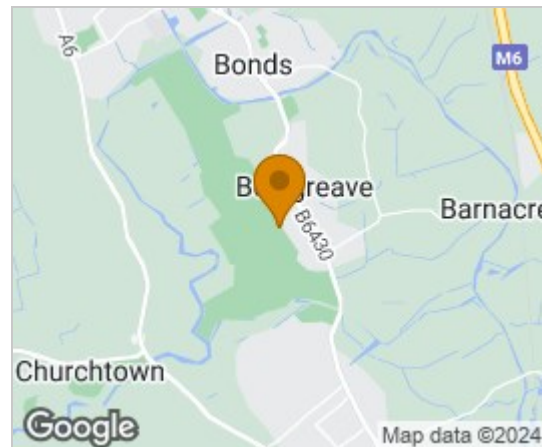
### Front

Driveway providing off road parking for 2 vehicles.

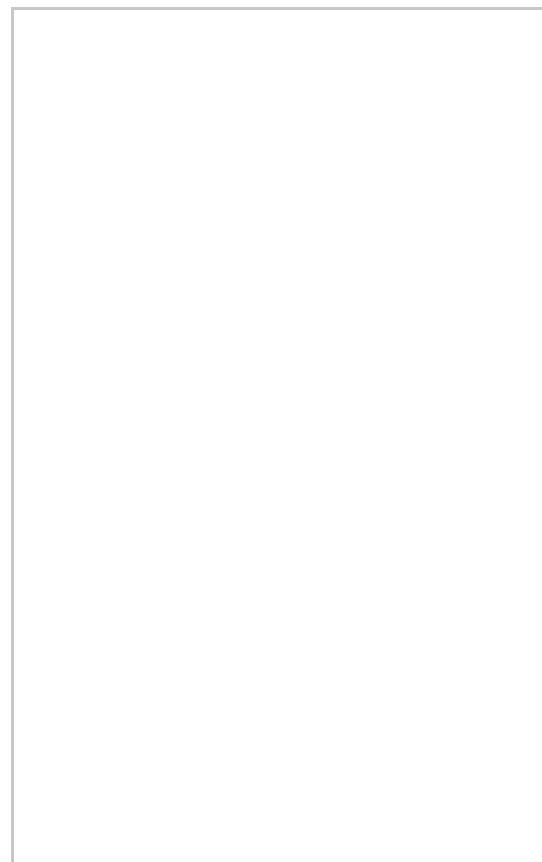
### Rear

Enclosed laid to lawn garden and patio seating areas

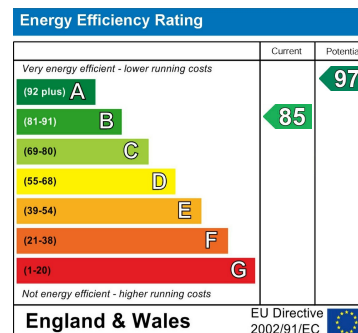
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>