

GUILDHALL

SALES & LETTINGS



4 Brook Court Dorman Close

Ashton-On-Ribble, Preston, PR2 2BG

Offers Over £125,000



A FULLY UPDATED, LUXURIOUS GROUND FLOOR APARTMENT

Having undergone a full transformation with no detail missed and offering spacious and the highest quality living accommodation, this exquisite two double bedroom ground floor apartment is being proudly welcomed to the market in the sought after location of Preston. Located within the most looked after estate with beautiful gardens and off road parking, this property is the perfect home for any small family or couple truly not to be missed! With only the highest quality finishes and stylish decoration, this idyllic property is ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston centre, Blackpool, Lancaster and major motorway links such as the M6 and M55.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious, open plan reception room, two double bedrooms and a contemporary shower room. Both bedrooms benefit from fitted wardrobes. The reception room leads through to a modern kitchen. Externally there are beautiful communal gardens and off road parking.

For further information or to arrange a viewing please contact our office at your earliest convenience.



Ground Floor

Entrance

Hardwood door to the hallway.

Entrance Hallway 8'9 x 7'2 (2.67m x 2.18m)

Electric central heated radiator, smoke alarm, storage cupboard with integrated instant hot water system, solid wood flooring, oak doors to an open plan reception room, two double bedrooms and a shower room.

Reception Room 23'5 x 15' (7.14m x 4.57m)

UPVC double glazed window, two electric central heated radiators, coving, two feature wall lights, television point, oak door to the kitchen.

Kitchen 11'2 x 7'7 (3.40m x 2.31m)

UPVC double glazed window, a range of grey wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with a high spout mixer tap, integrated electric Bosch oven with a four ring Siemens induction hob and extractor hood, space for American style fridge freezer, plumbing for washing machine and dishwasher, spotlights, tiled flooring.

Bedroom One 15'10 x 9'2 (4.83m x 2.79m)

UPVC double glazed window, electric central heated radiator, fitted wardrobe and dressing table, television point.

Bedroom Two 15'10 x 9'1 (4.83m x 2.77m)

UPVC double glazed window, electric central heated radiator, fitted wardrobes and desk, wood effect laminate flooring.

Shower Room 7'2 x 6'4 (2.18m x 1.93m)

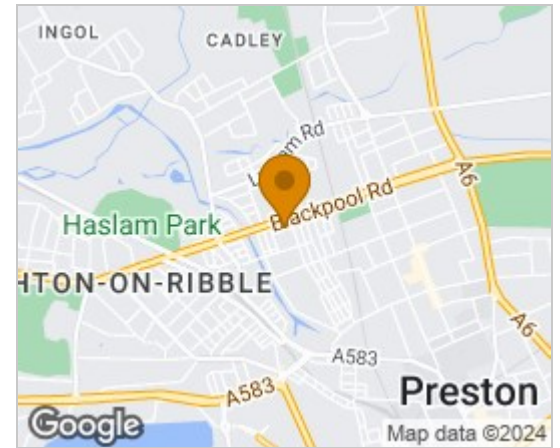
Electric central heating radiator, a three piece suite comprising of a dual flushed WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevations, shaving point, LED heated mirror, integrated storage, spotlights, extractor fan, tiled flooring.

External

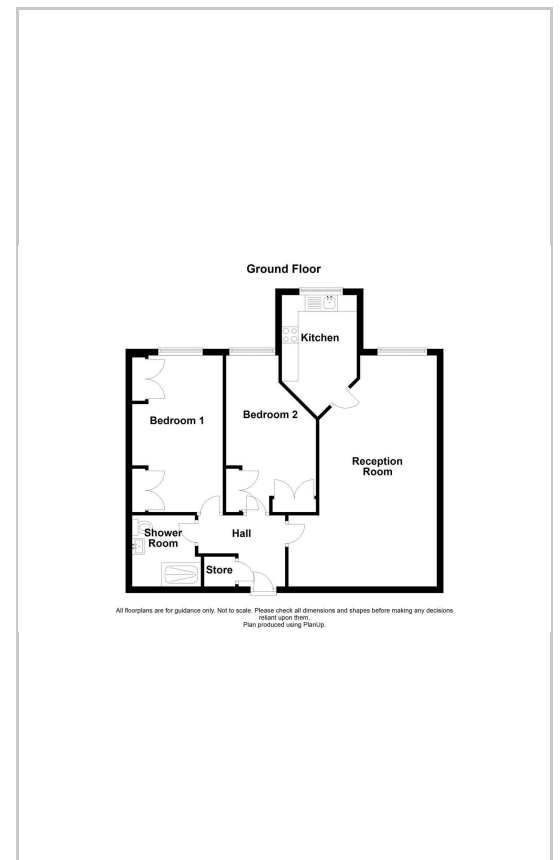
Rear

Wrap around communal gardens with off road parking.


Area Map



Floor Plans



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 

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/>