

GUILDHALL

SALES & LETTINGS



26 Finney Park Drive

, Lea, PR2 1QZ

Asking Price £270,000



Welcome to this stunning detached house ideally situated on the corner plot at the end of a quiet cul-de-sac on Finney Park Drive. This is an increasingly popular, small development in the charming area of Lea. It is walking distance to local amenities, schools, public transport - bus routes close by and mainline railway station (15 minutes by car to Preston) and easy access to the motorway network (M55/M6).

This spacious four bedroomed property boasts two spacious reception rooms - perfect for entertaining guests or simply relaxing with your family. The two bathrooms ensure that there will be no more morning rush-hour traffic in your household. The en suite attached to the main bedroom adds a touch of luxury and convenience to your daily routine. There is ample space for everyone to have their own sanctuary within this beautiful home.

One of the highlights of this property is the outdoor space, with a front garden, integrated garage and driveway for private parking for three cars. The rear garden is south facing, with a decked area and is not overlooked. Here you can enjoy the fresh air or perhaps try your hand at gardening. Located in a desirable neighbourhood, this house offers not just a place to live, but a lifestyle. Don't miss the opportunity to make this house your home and enjoy all the comforts and conveniences it has to offer.

For further information or to arrange a viewing please contact our sales team at your earliest convenience by telephone 01772 769999 or by email at info@guildhallsales.co.uk



Ground Floor

Entrance Hallway

Composite front entrance door, central heating radiator, tiled flooring, stairs to the first floor and doors to garage, WC, two reception rooms and kitchen.

Living Room 14'7 x 11'7 (4.45m x 3.53m)

UPVC double glazed bay window, central heating radiator, wall mounted electric fire and media unit with fitted storage (Hammonds fitted).

Dining Room 12'1 x 10'2 (3.68m x 3.10m)

Central heating radiator and UPVC double glazed sliding doors to the rear.

Kitchen 13'3 x 8'9 (4.04m x 2.67m)

UPVC double glazed window, central heating towel rail, range of wall and base units with laminate surfaces, composite sink with drainer and mixer tap, double oven in a high rise unit, four ring gas hob, extractor hood, GloWorm boiler, plumbing for washing machine, space for fridge freezer, tiled flooring and UPVC double glazed door to the rear.

WC 5'3 x 3'5 (1.60m x 1.04m)

Central heating towel rail, dual flush WC, vanity top wash basin, tiled elevations, extractor fan and tiled flooring.

Garage 15'6 x 8'3 (4.72m x 2.51m)

Manual garage door.

First Floor

Landing

UPVC double glazed window, loft access, smoke alarm and doors to four bedrooms and bathroom.

Bedroom One 11'4 x 9'7 (3.45m x 2.92m)

UPVC double glazed window, central heating radiator, fully fitted wardrobes and bedroom cabinets (Hammonds fitted), and door to the en suite.

En Suite 7'6 x 4'8 (2.29m x 1.42m)

UPVC double glazed frosted window, central heating towel rail, direct feed shower unit, vanity top wash basin, WC, tiled elevations, extractor fan and tiled flooring.

Bedroom Two 12'2 x 9'7 (3.71m x 2.92m)

UPVC double glazed window and central heating radiator.

Bedroom Three 13'6 x 8'2 (4.11m x 2.49m)

UPVC double glazed window and central heating radiator.

Bedroom Four 8'10 x 8'5 (2.69m x 2.57m)

UPVC double glazed window and central heating radiator.

Bathroom 8'9 x 6'9 (2.67m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, freestanding roll top bath, vanity top wash basin, dual flush WC, tiled elevations, extractor fan and tiled flooring.

External

Well maintained with recent addition of new kitchen and UPVC soffits, guttering and barge boards.

Front

Laid to lawn garden with mature hedges and a driveway providing off road parking leading to the garage.

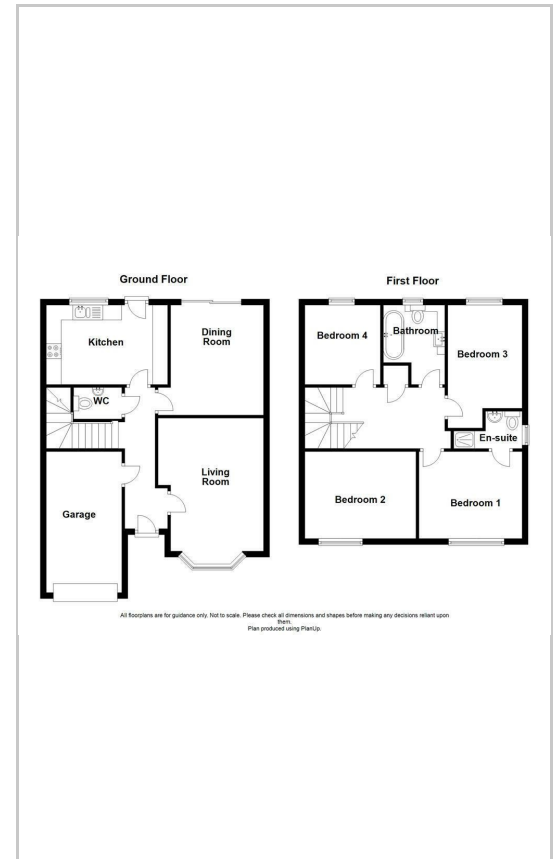
Rear

Laid to lawn garden with decking and planted beds.

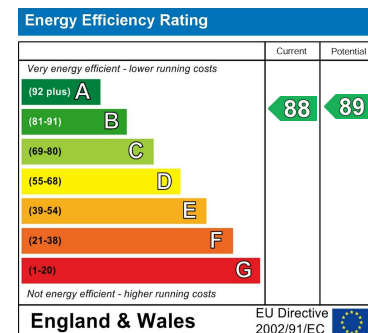
Area Map



Floor Plans



Energy Efficiency Graph



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441 Blackpool Road, Preston, PR2 2LE

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