

# GUILDHALL

SALES & LETTINGS



## 10 Beech Grove, Preston, PR2 1DX

Offers Over £295,000

We are proud to welcome this six-bedroom mid terraced property to the market in Ashton. Boasting spacious rooms throughout, two reception rooms, neutral décor, five double bedrooms, fantastic outside space to the rear, utility room and an abundance of storage throughout the property as well as having original features. This property is an amazing opportunity for rental investors or perfect for a large/ growing family looking to put their own stamp on their forever home.

Comprising briefly; entrance via the front door to the vestibule. The vestibule has a door leading to a welcoming hallway, which has stairs leading to the first floor and doors leading to two good size reception rooms, a shower room, utility room, kitchen, and a door to the rear of the property. The kitchen leads to an inner hallway. The inner hallway leads to a bedroom and a WC. The first floor comprises of a welcoming landing which houses doors to four bedrooms and an inner hall. The inner hall leads to the master bedroom and a three-piece family bathroom. Externally to the front there is a patio enclosed garden surrounded by mature shrubbery border. To the rear there is a good size laid to lawn garden with patio areas.

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

## Ground Floor

### Entrance

Hardwood front entrance door to the entrance porch

### Entrance Porch 6'11 4'10 (2.11m 1.47m )

Meter box, coving to the ceiling, dado rail, tiled flooring and door to the entrance hallway.

### Entrance Hallway 17'6 x 6'5 (5.33m x 1.96m)

Coving to the ceiling, plaster corbels, staircase to the first floor, wood laminate flooring and doors to the shower room, storage cupboard, utility room, reception room, kitchen, dining room and the rear.

### Reception Room 14'9 x 12'2 (4.50m x 3.71m )

Hardwood double glazed bay window, central heating radiator, coving to the ceiling, two smoke alarms, television point and picture rail.

### Dining Room 12'5 x 11'4 (3.78m x 3.45m )

Harwood double glazed bay window, central heating radiator and two smoke alarms.

### Shower Room 10'3 4'4 (3.12m 1.32m)

Central heating radiator, electric shower enclosure and tiled effect lino flooring.

### Utility Room 10'3 x 7'10 (3.12m x 2.39m)

Two UPVC double glazed windows, central heating radiator and is fitted with a mix of wood effect wall and base units with wood effect surfaces, plumbing for a washing machine, smoke alarm and wood effect lino flooring.

### Kitchen 13'11 x 11'7 (4.24m x 3.53m)

Two UPVC double glazed windows, central heating radiator, smoke alarm and is fitted with a mix of wood effect wall and base units with granite effect surfaces and tiled splashbacks, space for an oven, space for fridge freezer and door to the inner hall.

### Inner Hall 3'5 x 2'9 (1.04m x 0.84m)

Doors to the storage cupboard, WC and bedroom one.

### Ground Floor WC 4'5 x 3'2 (1.35m x 0.97m)

Dual flush WC, wall mounted wash basin with traditional taps and wood effect laminate flooring.

### Bedroom One 11'11 9'2 (3.63m 2.79m)

UPVC double glazed window and central heating radiator.

## First Floor

### Landing 6'6 x 2'10 (1.98m x 0.86m)

Doors to the WC, and stairs to the upper level.

### WC 7'7 x 2'3 (2.31m x 0.69m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with traditional taps and tiled elevations.

## Upper Level

### Upper Level Landing 9'5 x 5'5 (2.87m x 1.65m)

Smoke alarm and doors to the storage cupboard, 2 inner halls and bedrooms five and six

### Inner Hall 1 10'1 x 5'8 (3.07m x 1.73m)

UPVC double glazed window and doors to bedroom two and the bathroom.

### Bedroom Two 19'0 x 9'2 (5.79m x 2.79m)

Two UPVC double glazed windows, central heating radiator, television point and pedestal wash basin with traditional taps.

### Bathroom 10' x 5'5 (3.05m x 1.65m)

Central heating radiator, loft access and a three piece suite comprising of a pedestal wash basin with traditional taps, panelled bath with mixer tap and rinse head shower, dual flush WC, tiled effect lino flooring and partially tiled elevations.

### Inner Hall 2 5' x 2'10 (1.52m x 0.86m)

Doors to bedrooms three and four

### Bedroom Three 9'3 x 9'2 (2.82m x 2.79m)

UPVC double glazed window, central heating radiator and two smoke alarms.

### Bedroom Four 14'9 x 12' (4.50m x 3.66m)

UPVC double glazed window, central heating radiator, pedestal wash basin with traditional taps and partially tiled elevations.

### Bedroom Five 13'7 x 12'6 (4.14m x 3.81m)

UPVC double glazed window, central heating radiator, two smoke alarms and fitted wardrobes.

### Bedroom Six 12'7 x 9'2 (3.84m x 2.79m)

UPVC double glazed window, central heating radiator and two smoke alarms.

## External

### Front

Enclosed patio seating area with shrubbery boarder.

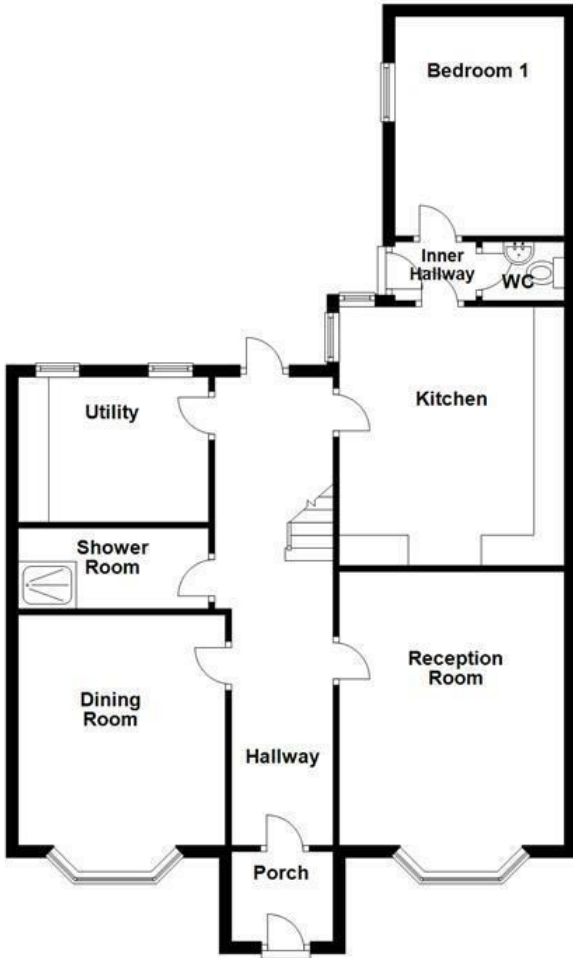
### Rear

Laid to lawn garden with patio seating area and gate for access.

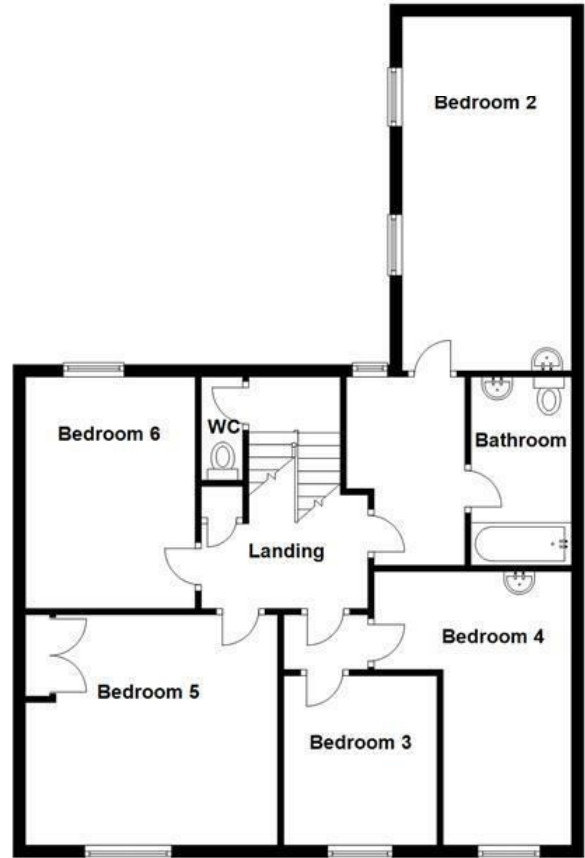


# Floor Plan

Ground Floor

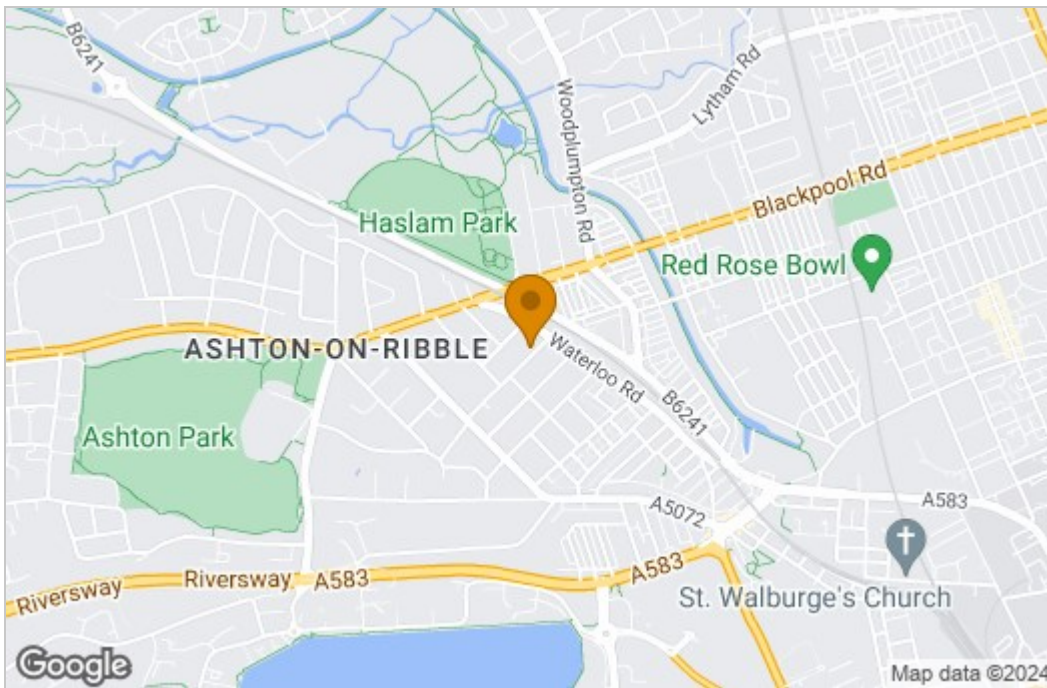


First Floor

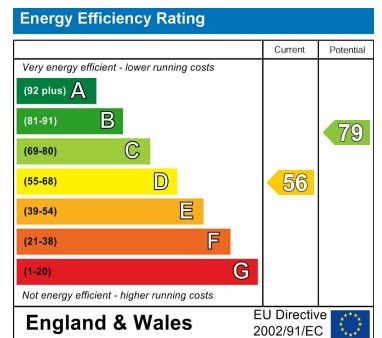


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

# Area Map



# 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.