

# GUILDHALL

SALES & LETTINGS



## 4 The Orchard

Woodplumpton, Preston, PR4 0WE

Asking Price £220,000



Guildhall Sales and Lettings are proud to present this three bedroomed mid-terraced property to the market. Situated within the popular area of Woodplumpton, within close proximity to local amenities, commuter links and schools. Boasting deceptively spacious accommodation and neutral decor throughout, this property is ideally suited for a small family or first time buyers and internally comprises briefly:

Entrance through to reception room one housing the staircase to the first floor and access into the second reception room with built in storage and open access to the fitted kitchen. To the first floor you will find access to the loft and three good sized bedrooms along with a four piece family bathroom suite.

Externally to the rear is a paved patio seating area with a paved pathway, mature shrubs and a laid to lawn garden. To the front of the property is a further laid to lawn garden area.

Viewings are essential, for any further information or to arrange a viewing, please call the team on 01772 769999. To preview properties coming to the market with Guildhall please follow our social media Facebook : Guildhall Sales & Lettings and Instagram @guildhall\_ea



### Entrance porch

Access into reception room one.

### Reception room one 19'0' x 13'10' (5.79m' x 4.22m')

Double glazed window, central heating radiator, gas fire, built in storage cupboard, staircase to first floor and access into reception room two.

### Reception room two 17'3' x 10'5' (5.26m' x 3.18m')

Double glazed window, central heating radiator, laminate flooring, built in storage cupboard, access into kitchen.

### Kitchen 11'8' x 9'10' (3.56m' x 3.00m')

Double glazed window, central heating radiator, door to rear garden. kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, integrated oven, microwave, four ring hob, fridge, built in washing machine, tumble dryer and dish washer.

### First floor

#### Landing

Access into three bedrooms, family bathroom and loft access with ladder.

### Bedroom one 13'10' x 10'7' (4.22m' x 3.23m')

Double glazed window, central heating radiator.

### Bedroom two 10'6' x 10'7' (3.20m' x 3.23m')

Double glazed window, central heating radiator.

### Bedroom three 7'11' x 9'10' (2.41m' x 3.00m')

Double glazed window, central heating radiator.

### Bathroom 7'10' x 7'5' (2.39m' x 2.26m')

Double glazed window, central heating radiator, shower cubicle, bath, wash basin and toilet.

#### Loft

Loft access by ladder and is fully boarded out.

### External

#### Front

Laid to lawn garden area.

#### Rear

Enclosed rear garden with a paved patio seating area and mature shrubs.

### Area Map



### 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	

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