

GUILDHALL

SALES & LETTINGS



56 South Road

, Bretherton, PR26 9AB

Offers In The Region Of £240,000



SUPERB SEMI DETACHED HOME IN A PICTURESQUE LOCATION WITH NO CHAIN DELAY!!!

Welcome to this charming semi detached property located on South Road in the picturesque village of Bretherton. This delightful house boasts two generously sized bedrooms, perfect for a small family or those looking for a guest room or home office. Two spacious reception rooms and a bright, modern kitchen. Additionally, the convenience of a downstairs bathroom adds a touch of practicality to this lovely home. The garden to the rear offers a tranquil space for outdoor relaxation or entertaining guests on a sunny day. Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of Bretherton.

The property comprises briefly; entrance via a vestibule which flows through into a welcoming reception room, with access to a second reception room and doors to the kitchen, inner hall and staircase to the first floor. The kitchen is modern, spacious and has French doors leading out to the rear. The inner hall has a door to the front of the property and access to a three piece bathroom. The first floor landing houses doors on to two generously sized bedrooms and a three piece shower room. Externally, to the rear of the property is an enclosed flagged patio with stone chippings and access to the detached garage. The front of the property has a stone chipped driveway providing off road parking for multiple vehicles.



Ground Floor

Entrance Vestibule

UPVC double glazed frosted front door, tiled flooring and door to reception room one.

Reception Room One 13'3" x 13'1" (4.06m x 3.99m)

UPVC double glazed window, central heating radiator, cast iron multifuel log burner with brick surround, television point and door to reception room two.

Reception Room Two 13'1" x 10'5" (3.99m x 3.20m)

UPVC double glazed window, central heating radiator, fire place, doors leading to kitchen, inner hallway and stairs to first floor.

Kitchen 11'6" x 10'2" (3.51m x 3.10m)

Upright central heating radiator, range of panelled wall and base units with laminate worktops, integrated oven with five ring gas hob and extractor hood, tiled splashbacks, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed French doors to rear.

Inner Hallway 11'3" x 5'4" (3.45m x 1.65m)

UPVC double glazed window, loft access, feature wall light, tiled flooring, door to bathroom and UPVC door to front.

Bathroom 7'6" x 6'2" (2.31m x 1.88m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, tiled panel jacuzzi bath with traditional taps and overhead direct feed shower, boiler, fully tiled elevations, PVC to ceiling and tiled flooring.

First Floor

Landing

UPVC double glazed window, doors leading to two bedrooms and shower room.

Bedroom One 13'1" x 10'5" (3.99m x 3.18m)

UPVC double glazed window and central heating radiator.

Bedroom Two 10'5" x 10'2" (3.20m x 3.12m)

UPVC double glazed window, central heating radiator, loft access and storage cupboard.

Shower Room 7'8" x 4'0" (2.36m x 1.22m)

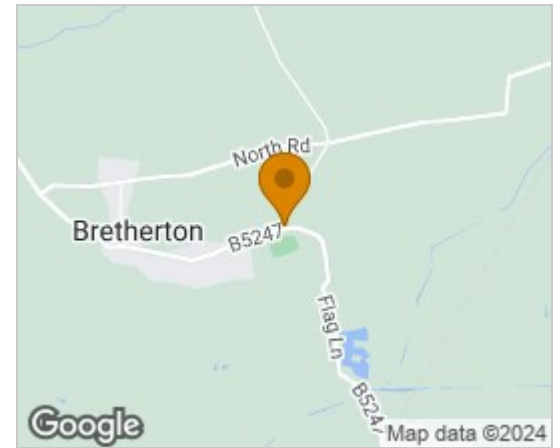
Central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, direct feed corner shower with rinse head, part tiled elevations and tiled flooring.

Exterior

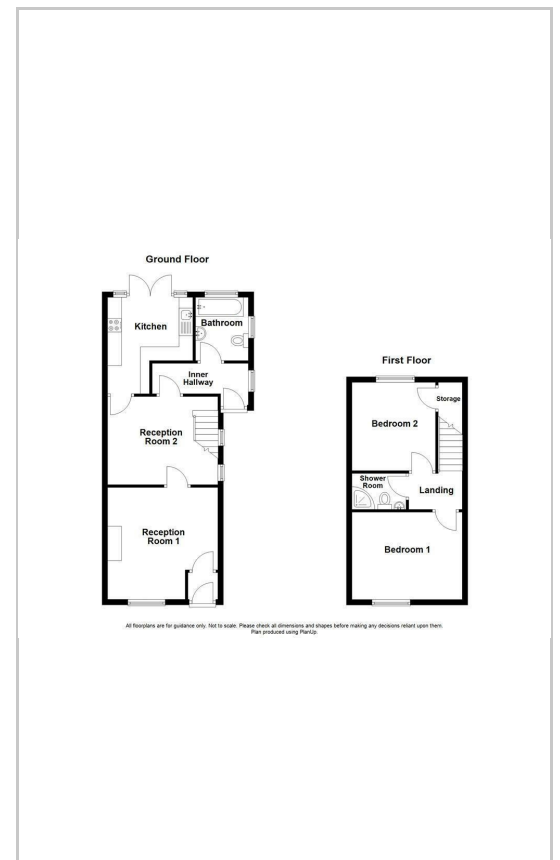
Rear

Front

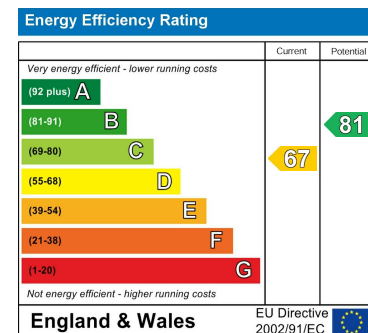
Area Map



Floor Plans



Energy Efficiency Graph



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441 Blackpool Road, Preston, PR2 2LE

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