

GUILDHALL

SALES & LETTINGS



25 Oaktree Close

Ingol, Preston, PR2 3UZ

Asking Price £240,000



Welcome to this impressive property in Ingol, Preston - a charming location for this delightful 3-bedroom detached family home. As you step inside via the porch, you'll be greeted by a light and airy reception room, perfect for relaxing. The property boasts three well-proportioned bedrooms, offering ample space for the whole family to unwind and recharge.

With the added benefit of an integrated garage with plumbing for a washing machine.

The real gem of this property is the fantastic sized rear private garden, ideal for hosting summer barbecues or simply enjoying a peaceful evening outdoors.

Located in a quiet cul-de-sac in the popular area of Ingol, this home not only offers a tranquil retreat but also provides easy access for commuters, making your daily travels a breeze.

Don't miss out on the opportunity to make this house your home - book a viewing today and start envisioning the wonderful memories you'll create in this lovely abode.

For further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

Reception Room 17'6" x 10'5" (5.35 x 3.2)

Central heating radiator, UPVC double glazed window, coving to the ceiling, television point, full fibre and landline, gas fireplace and open access to the dining area.

Dining Area 9'10" x 10'5" (3.0 x 3.2)

UPVC double glazed patio doors, coving to the ceiling, central heated radiator and a door to the kitchen

Kitchen 8'11" x 9'3" (2.73 x 2.84)

UPVC double glazed window and is fitted with a range of wall and base units with marble effect surfaces, space for washing machine and under counter fridge, integrated oven with a four ring hob, extractor hood, tiled splashbacks, one and a half bowl sink and drainer with mixer tap, under stairs storage cupboard, side entrance door and lino flooring.

Ground Floor WC 6'5" x 2'6" (1.98 x 0.77)

Wash basin with traditional taps and a WC.

First Floor

Landing

Storage cupboard and doors leading to three bedrooms and the family bathroom.

Bedroom One 10'7" x 12'0" (3.24 x 3.68)

Central heated radiator, UPVC double glazed window, fitted wardrobes, shelving units and a full length length mirror.

En suite 4'5" x 7'9" (1.37 x 2.37)

UPVC double glazed frosted window, central heating radiator, enclosed shower, pedestal wash basin, low basin WC, part tiled elevations

Bedroom Two 11'1" x 8'11" (3.38 x 2.72)

Central heated radiator, UPVC double glazed window

Bedroom Three 11'10" x 8'5" (3.62 x 2.58)

Central heated radiator, UPVC double glazed window

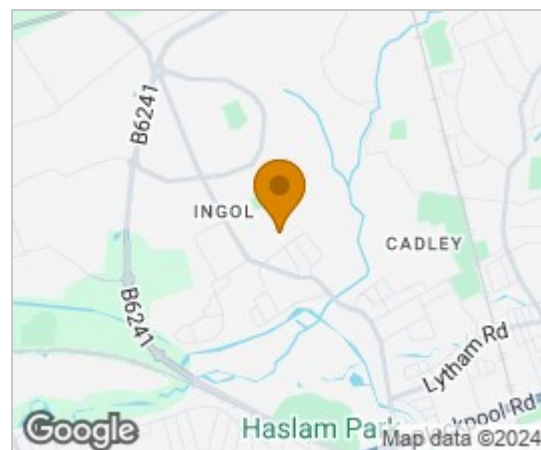
Bathroom 6'11" x 9'1" (2.11 x 2.78)

Central heated radiator, UPVC frosted window, three piece bathroom suite including low basin WC, pedestal wash basin with traditional taps, panelled bath with over head shower.

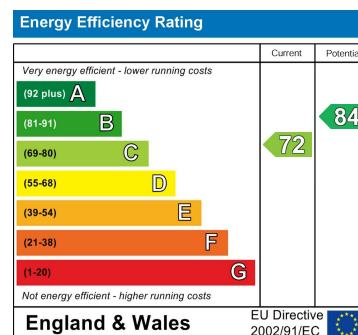
External

Enclosed rear garden with laid to lawn, mature shrubbery, patio with electric awning above, access to the integrated garage and a garden shed.

Area Map



Energy Efficiency Graph



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