

GUILDHALL

SALES & LETTINGS



23 Winckley Road, Preston, PR1 8EL

Asking Price £200,000

BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME

This three-bedroom family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a small/growing family looking for their long term home, ready to move into. The property boasts a newly fitted kitchen, and a spacious reception room.

Comprising briefly, to the ground floor; entrance via the porch which flows internally into the hallway, the hallway has a door to the reception room, downstairs WC and the second reception room as well as stairs to the first floor. The second reception room is open to the kitchen and has UPVC sliding doors to the rear. To the first floor, is a landing to three bedrooms and a family bathroom. Externally, to the rear is a laid to lawn garden area with a paved patio, to the side is a driveway providing parking for numerous vehicles. To the front is a gated driveway and a front garden area.

For further information or to arrange a viewing please contact our sales team at your earliest convenience. To preview properties coming to the market with Guildhall please follow our social media platforms Facebook : Guildhall Sales & Lettings and Instagram @guildhall_ea

Entrance

UPVC double glazed door providing access to the entrance hallway.

Entrance Porch 6'5 x 4'2 (1.96m x 1.27m)

UPVC double glazed window, tiled flooring and door to the entrance hall.

Entrance Hallway 12'1 6'9 (3.68m 2.06m)

UPVC double glazed frosted window, central heating radiator, laminate flooring, staircase to the first floor and doors to the reception room, dining room and WC.

Reception Room 12'4 x 11'8 (3.76m x 3.56m)

UPVC double glazed bay window, central heating radiator, original fireplace, picture rail and laminate flooring.

Ground Floor WC 4'7 x 2'1 (1.40m x 0.64m)

UPVC double glazed frosted window, dual flush WC, wash basin with mixer tap and tiled flooring.

Dining Room 12'01 x 11'7 (3.68m x 3.53m)

UPVC double glazed sliding doors, central heating radiator and is open to the kitchen.

Kitchen 7'6 x 7'3 (2.29m x 2.21m)

UPVC double glazed window, five ring gas hob, double oven, one and a half bowl composite sink, drainer and mixer tap, glass splashbacks, fitted with a mix of wall and base units with laminate work surfaces, plumbing for a washing machine and tiled flooring.

First Floor

Landing

Doors to three bedrooms and the family bathroom.

Bedroom One 11'6 x 11' (3.51m x 3.35m)

UPVC double glazed bay window, central heating radiator and picture rail.

Bedroom Two 12'5 x 11'6 (3.78m x 3.51m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Three 7'11 x 7'3 (2.41m x 2.21m)

UPVC double glazed window and central heating radiator.

Bathroom 8'2 x 6'10 (2.49m x 2.08m)

Two UPVC double glazed windows, central heating radiator, panelled bath with mixer tap and direct feed shower, pedestal wash basin with mixer tap, dual flush WC, partial UPVC elevations and tiled effect flooring.

External

Rear

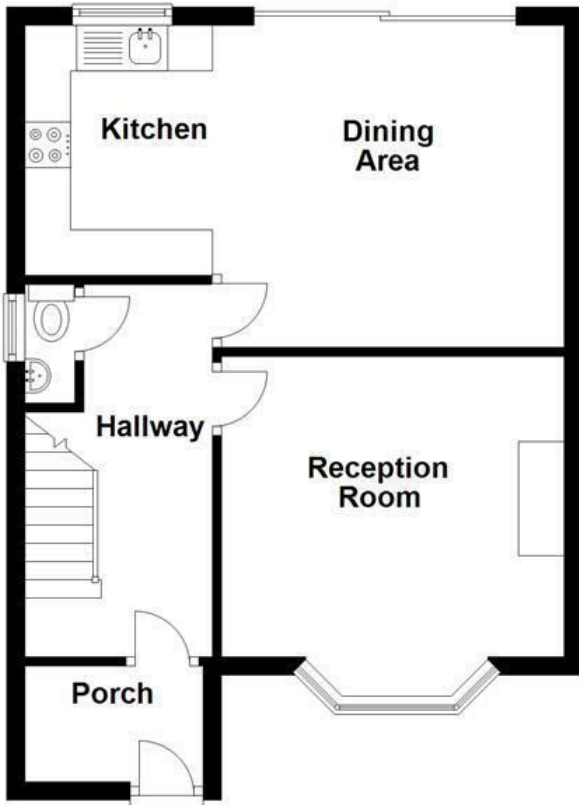
Laid to lawn garden with paved patio seating area and mature shrubs.

Front

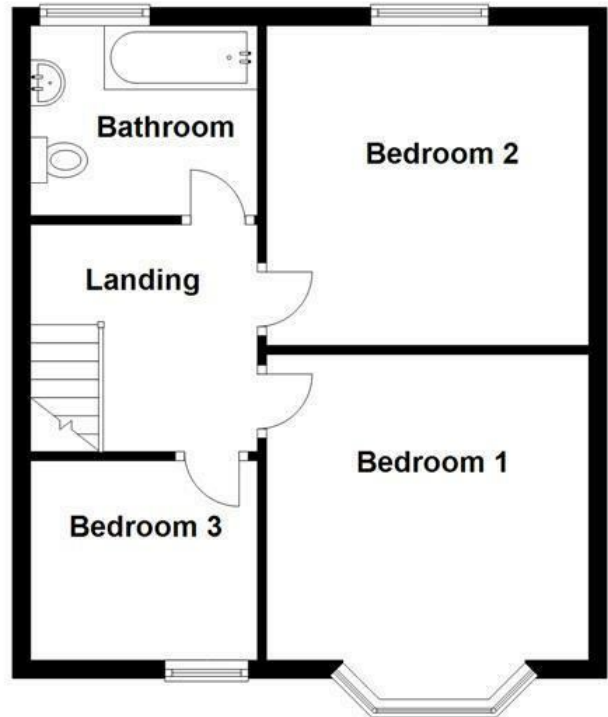
Driveway providing off road parking, front garden and mature shrubs.

Floor Plan

Ground Floor

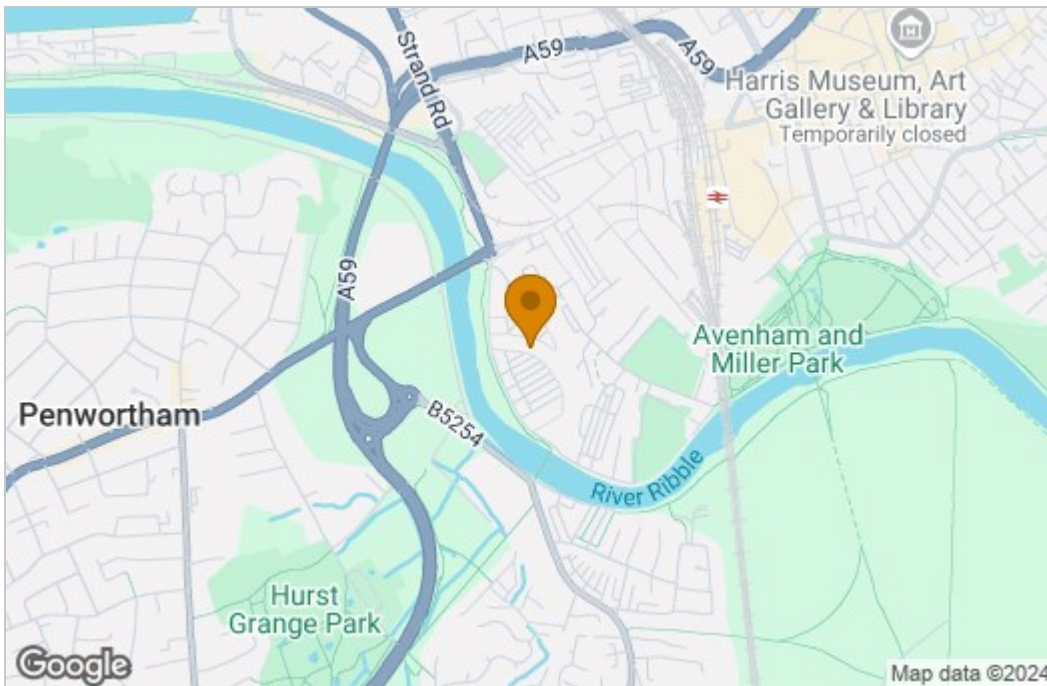


First Floor

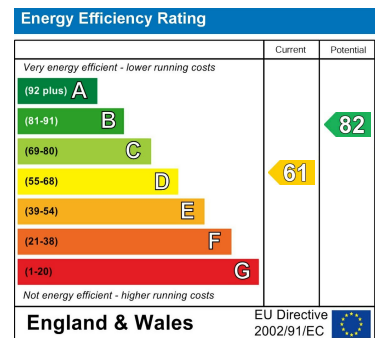


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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