

GUILDHALL

SALES & LETTINGS



44 Caspian Avenue

Lightfoot Green, Preston, PR4 0ET

Offers Over £310,000



We are thrilled to present this exceptional four-bedroom detached family home to the market. Located in the desirable area of Lightfoot Green, this stunning property offers both space and luxury, making it the perfect family retreat. It boasts excellent connectivity, with easy access to Tom Benson Way, the City Centre, and the motorway network. Additionally, there are local shops, Grasshoppers, and parks within walking distance, as well as highly regarded schools nearby.

This home provides generous living space and is set on a fantastic plot, featuring a large rear garden and private access to the property.

The bright and airy interior is designed with family living in mind, featuring expansive rooms and high ceilings throughout. Upon entering, you're greeted by a spacious hallway with under-stairs storage and internal access to the garage. The large family lounge is complemented by an open-plan kitchen/diner to the rear, with patio doors leading to the garden, making it an ideal space for entertaining. A convenient downstairs WC completes the ground floor.



Ground Floor

Entrance Hall

Living Room 14'2" x 10'6" (4.32m x 3.21m)

Kitchen/Diner 24'2" x 8'11" (7.37m x 2.72m)

Utility

WC 5'4" x 3'6" (1.65m x 1.07m)

Garage 15'8" x 8'5" (4.79m x 2.59m)

First Floor

Bedroom One 13'5" x 10'11" (4.11m x 3.34m)

En-suite 5'0" x 4'0" (1.53m x 1.22m)

Bedroom Two 14'1" x 10'6" (4.31m x 3.21m)

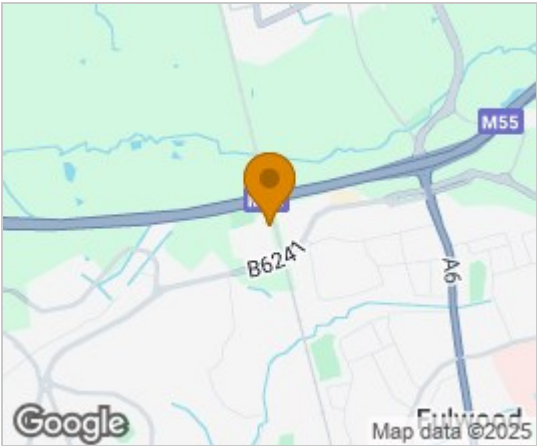
Bedroom Three 11'2" x 9'5" (3.42m x 2.88m)

Bedroom Four 9'5" x 6'4" (2.88m x 1.95m)

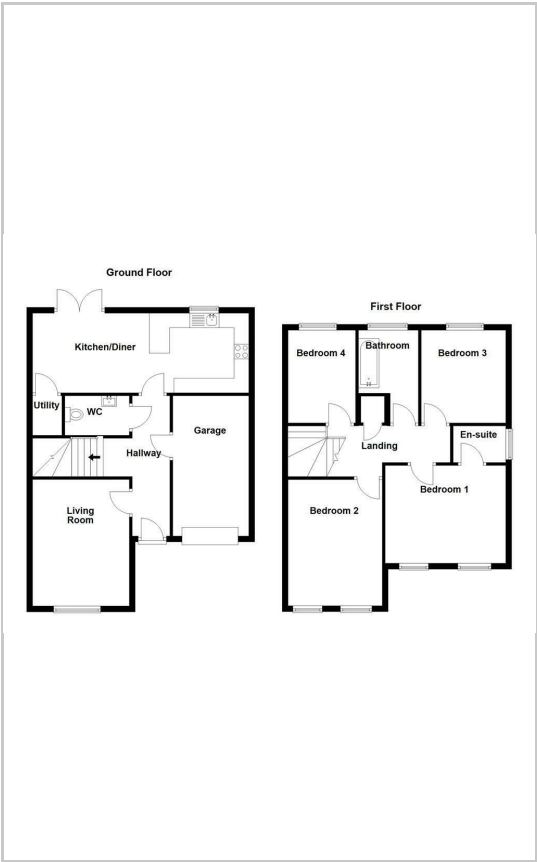
Landing

Bathroom 6'1" x 5'8" (1.87m x 1.74m)

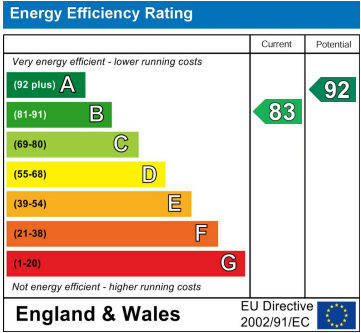
Area Map



Floor Plans



Energy Efficiency Graph



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