

GUILDHALL

SALES & LETTINGS



968 Blackpool Road

Lea, Preston, PR2 1XP

Offers In The Region Of £240,000



NEW PRICE NOW £240,000

With an abundance of indoor and outdoor space, detached garage, two reception rooms and bursting with potential, this enviable four bedroom semi detached property is being proudly welcomed to the market in the highly regarded location of Lea within Preston. With ample off road parking, gardens to both the front and the rear and, once modernised, this property has the potential to be the most enviable family home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to the city centre, Blackpool and major motorway links. The property has been a credit to the current owner who has created a spacious and welcoming family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway guides you through to two spacious reception rooms, kitchen and staircase to the first floor. The first floor comprises of doors on to four generously sized bedrooms, family bathroom and WC. Externally there is a stunning laid to lawn garden with patio and bedding areas, as well as access on to a detached garage.

To the front there is a laid to lawn garden with patio and bedding areas and ample off road parking.



Entrance Porch 8'3" x 3'8" (2.54 x 1.14)

Exposed stone flooring and hardwood single glazed door to the entrance hallway.

Entrance Hall

UPVC double glazed patio doors to entrance porch.

Lounge 15'3" x 14'6" (4.65 x 4.42)

UPVC double glazed bay window, two UPVC double glazed windows, central heating radiator, coving to the ceiling, gas fire and television point.

Second Reception Room 14'4" x 12'2" (4.39 x 3.71)

Central heating radiator, coving to the ceiling, picture rail, gas fire, wood panelled elevations, television point and UPVC double glazed sliding rear entrance door.

Kitchen 18'4" x 12'0" (5.6 x 3.68)

UPVC double glazed box window, two UPVC double glazed windows, central heating radiator and is fitted with a range of wood effect panelled wall and base units with marble effect surfaces, tiled splash backs, composite sink, drainer and mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for a fridge freezer, washing machine and dryer, tiled effect lino flooring and UPVC double glazed frosted rear entrance door.

Stairs and Landing

Loft access and doors to four bedrooms, the bathroom and WC.

Kitchen 18'4" x 12'0" (5.61 x 3.68)

UPVC double glazed box window, two UPVC double glazed windows, central heating radiator and is fitted with a range of wood effect panelled wall and base units with marble effect surfaces, tiled splash backs, composite sink, drainer and mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for a fridge freezer, washing machine and dryer, tiled effect lino flooring and UPVC double glazed frosted rear entrance door.

Bedroom One 15'3" x 14'6" (4.65 x 4.42)

Two UPVC double glazed windows, UPVC double glazed bay window, central heating radiator, coving to the ceiling and picture rail.

Bedroom Two 11'6" x 12'2" (3.51 x 3.73)

UPVC double glazed window and central heating radiator.

Bedroom Three 9'6" x 8'11" (2.90 x 2.72)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four 8'2" x 8'2" (2.51 x 2.51)

UPVC double glazed window and central heating radiator.

Family Bathroom 8'2" x 6'9" (2.51 x 2.06)

UPVC double glazed frosted window, central heated towel rail and a three piece suite comprising: panelled bath with traditional taps, pedestal wash basin with traditional taps, electric feed double shower enclosure, tiled elevations and integrated linen cupboard.

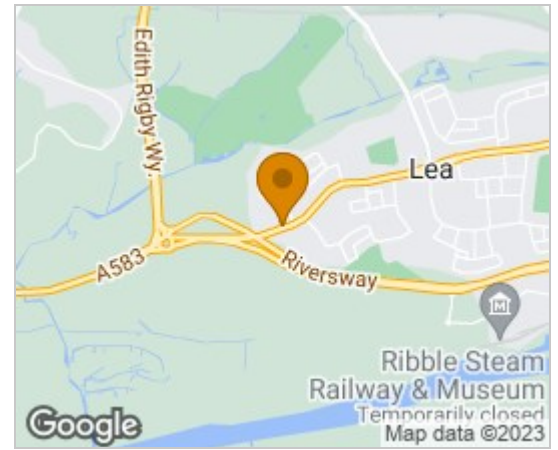
Seperate Wc

UPVC double glazed frosted window, low base WC, tiled elevations and lino flooring.

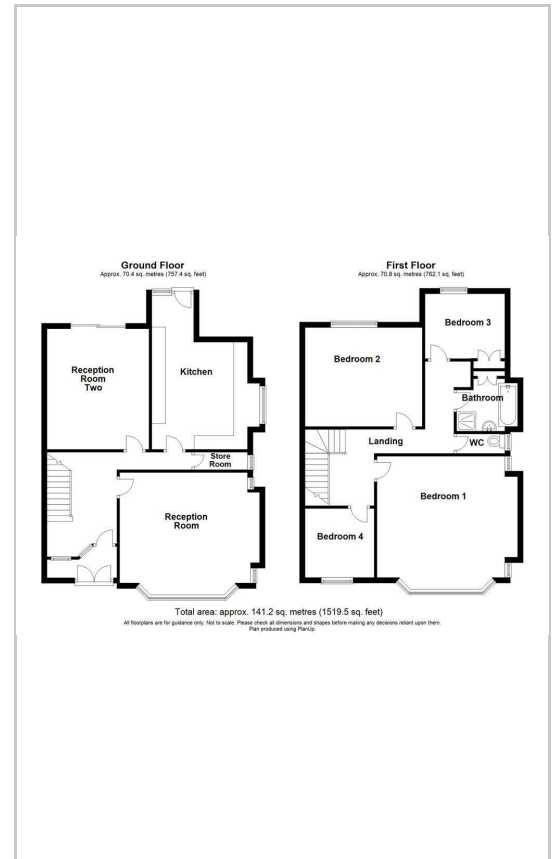
External

Laid to lawn gardens with driveway providing off road parking to the front and Fence enclosed laid to lawn garden with patio seating area, bedding areas and access to the detached garage.

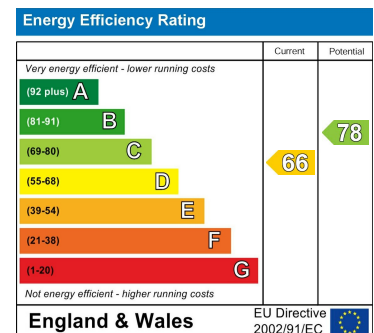
Area Map



Floor Plans



Energy Efficiency Graph



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