

GUILDHALL

SALES & LETTINGS



612 Blackpool Road, Preston, PR2 1SE

Offers In Excess Of £300,000

NEW PRICE WAS £350,000 NOW OFFERS IN THE EXCESS OF £300,000!! CALL TODAY TO AVOID DISAPPOINTMENT

Guildhall Sales & Lettings are delighted to bring to the market this dramatically extended four/five bedroom semi detached property located within a fantastic area. The current owners have left no stone unturned when renovating the property and have finished the home off to an extremely high standard with quality fixtures and fittings throughout. Internal viewing is highly recommended to appreciate the size, layout and quality the current owners have created. Internally you will find; Entrance Hallway, Reception Room One/Bedroom, Bedroom One and Ensuite, a fantastic Open Plan Living/Dining Kitchen filled with natural light, Utility Room & a Ground Floor WC. To the First Floor; Three Generous Bedrooms and a five piece bathroom suite. Externally benefitting from a paved driveway to the front and a fully enclosed, landscaped rear and side garden with decking, patio areas and artificial lawn and an outbuilding.

Entrance Hall

Rockdoor, under stairs storage, solid oak staircase with spindled balustrade, recess spot lights, access to Open Plan Lounge/Kitchen and Bedrooms.

Lounge 3.76m x 3.45m

UPVC double glazed bay window and a central heating radiator.

Bedroom One 3.61m x 3.43m

Vertical central heating radiator and sliding frosted glass door leading into Ensuite.

Ensuite

Spacious walk in shower with Rainhead direct feed shower, wash hand basin with vanity unit, low suite WC & bidet, fully tiled elevations, tiled flooring and a frosted UPVC double glazed window.

Open Plan Dining Kitchen 10.13m x 3.58m

An impressive open plan living kitchen with two UPVC double glazed windows to front and rear elevation, three velux skylights and a double glazed sliding doors from the side elevation into the garden, range of wall and base units and work surfaces, electric oven with extractor, eyeline electric double oven, sink, drainer and mixer tap, integrated dishwasher and two vertical central heating radiators.

Bedroom Two 2.59m x 1.75m

Range of base units with worksurfaces, sink, drainer and mixer tap, recess spot lights, UPVC double glazed rear entrance door and a central heating radiator.

Bedroom Three 3.45m x 3.43m

UPVC double glazed window and a central heating radiator.

Bedroom Four

UPVC double glazed window and a central heating radiator.

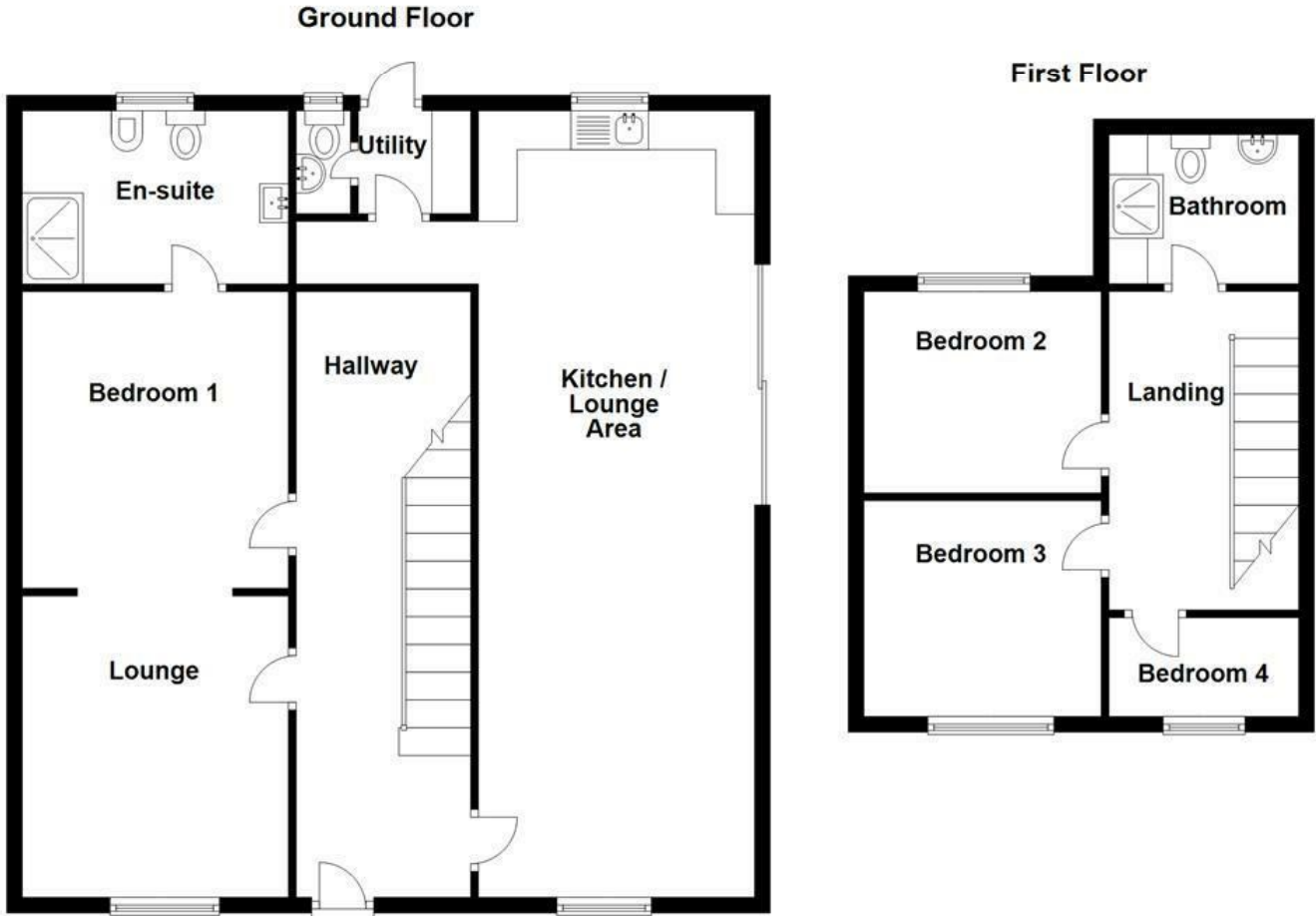
Family Bathroom

Five piece suite comprising of; walk in shower with direct feed shower, freestanding bath, wash hand basin with vanity unit, low suite WC & bidet, inbuilt storage cupboard, fully tiled elevations, tiled flooring, recess spot lights, vertical central heating radiator and a frosted UPVC double glazed window.

External

Sat on a generous plot with a spacious side garden with has been paved with Indian stone and artificial grass has been laid with a great size deck with canopy and raised beds to the border. To the rear there is a paved area with access to a great sized outhouse.

Floor Plan

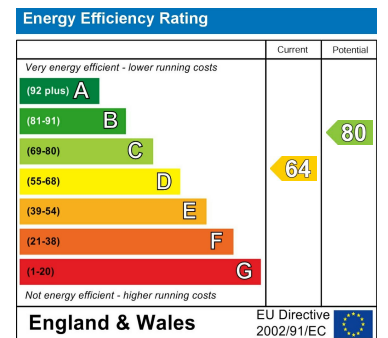


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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