

# GUILDHALL

SALES & LETTINGS



## 7 Hillside Road

, Preston, PR1 4NY

£270,000



A SPACIOUS DETACHED FAMILY HOME

Nestled on a private lane in a popular and convenient location in Walton-le-Dale with views from the front overlooking fields and the River Ribble, this deceptively spacious two/three bedroom family home is being welcomed to the property market. Ideally suited for a family looking for easy access to all local amenities and commuter routes into Preston City Centre and towards the A59 towards Blackburn and the Ribble Valley.

The property comprises briefly, to the ground floor: entrance into a spacious hallway with doors leading to a utility room and a study/sitting room. The study/sitting room has stairs leading to the first floor. To the first floor is a landing with stairs leading to the second floor and doors providing access to two reception rooms, a fitted kitchen, WC and the rear garden. The second reception room could be utilised as a third bedroom. To the second floor is a landing with doors leading to two bedrooms and a four-piece bathroom suite. Externally the property boasts an artificial turfed rear garden with a further multi-level garden with paving and bedding areas. The front of the property has space for parking with access into an integral single garage.

For further information, or to arrange a viewing, please contact our sales team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram and Facebook



## Entrance

UPVC Double glazed frosted door and window to the entrance vestibule.

## Entrance Vestibule

Central heating radiator, tiled flooring and doors to the utility room and the study.

## Utility Room 10'0" x 8'3" (3.07m x 2.54m)

UPVC Double glazed window, laminate work surfaces, stainless steel sink with mixer tap, plumbing for a washing machine and dryer, wall mounted Worcester boiler and tiled flooring.

## Study Room 15'5" x 10'5" (4.70m x 3.18m)

UPVC Double glazed window, central heating radiator, tiled flooring and staircase to the first floor.

## First Floor

### Landing

Central heating radiator, wood laminate flooring and doors to reception room one, reception room two, kitchen, WC, UPVC double glazed rear entrance door and staircase to the second floor.

## Reception Room One 18'4" x 11'10" (5.59m x 3.63m)

Three UPVC double glazed windows, central heating radiator, coving to the ceiling, television point and wood laminate flooring.

## Reception Room Two 11'10" x 10'5" (3.61m x 3.18m)

UPVC double glazed window, central heating radiator, coving to the ceiling and wood laminate flooring.

## Kitchen 11'10" x 8'3" (3.61m x 2.54m)

Two UPVC double glazed windows, central heating radiator, fitted with a range of wall and base units with laminate work surfaces, oven and microwave with a four ring electric hob and extractor hood, tiled splashbacks, stainless steel one and a half bowl sink, drainer and mixer tap, integrated dishwasher, fridge freezer, spotlights, fully tiled elevations and tiled effect flooring.

## WC 5'1" x 2'7" (1.55m x 0.79m)

UPVC Double glazed frosted window, central heating radiator, dual flush WC, tiled flooring.

## Second Floor

### Landing

Two UPVC double glazed windows, central heating radiator, wood laminate flooring and doors to the bathroom and two bedrooms.

## Bedroom One 18'4" x 12'5" (5.59m x 3.81m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and wood laminate flooring.

## Bedroom Two 14'2" x 10'5" (4.32m x 3.18m)

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

## Bathroom 11'10" x 8'11" (3.61m x 2.74m)

UPVC double glazed frosted window, central heating radiator, four piece suite comprising: dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, direct feed shower enclosure with PVC panelled elevations, fully tiled elevations and tiled effect flooring

## External

### Front

Parking with access to the garage and views over the river.

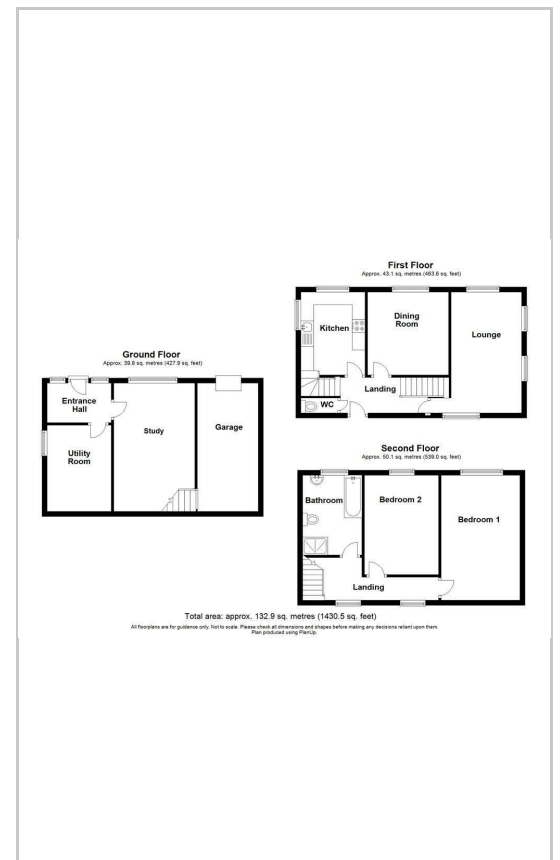
### Rear

Artificial turfed garden with multi level bedding areas and paved patio seating areas.

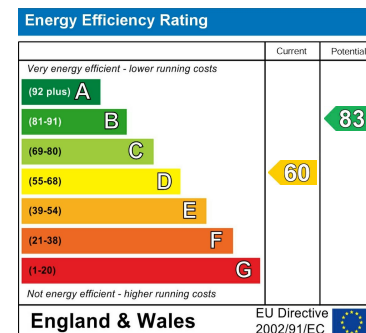
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>