

## First Avenue, Wrea Green, Preston, PR4 2WR

£285,000

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Good sized family home in need of modernisation in the idyllic village of Wrea Green.

This is a fantastic opportunity to purchase an extended 1930s semi-detached family home in need of modernisation in the heart of Wrea Green. Only a brief stroll to the village green, this property comprises an Entrance Hall, Lounge, Kitchen, Dining Room, and a large garage/ workshop on the ground floor. On the first floor, there are four bedrooms and a family bathroom. To the property's exterior, there is enough parking for the modern family and a lovely sun trap garden to the rear. Viewing is essential.



## **Key Features**

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- In The Heart Of Wrea Green village
- Workshop
- Ample parking

- Four Bedrooms
- Ideal family home
- 1930's charm

Hallway 6'3" x 3'9" 12'4" x 14'11" 3.77 x 4.56 m 10'11" x 15'0" 3.35 x 4.59 m cimate total a 1409.16 ft<sup>2</sup> Garage 26'8" x 11'7" 8.13 x 3.53 m 130.91 m<sup>2</sup> Floor O Hallway / Landing 3'9" x 18'7" 1.17 x 5.67 m 11'0" x 15'0" 3.36 x 4.59 m 9'1" x 13'2" 2.78 x 4.03 m (1) Excluding balconies and te 9'5" x 8'6' 2.89 x 2.60 every attempt has been made to e accuracy, all measurements an roximate, not to scale. This floor is for illustrative purposes only. GIRAFFE 360 Floor 1

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