

Lancaster Avenue, Great Eccleston, Preston, PR3 0XX

£255,000

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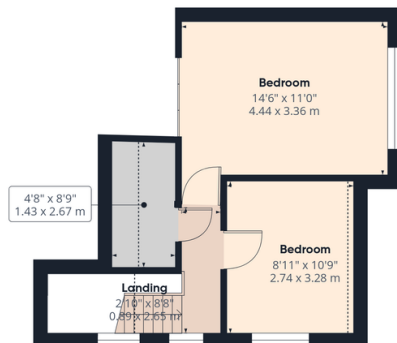
The property is accessed from the front, where you will find a well-kept front garden and an entrance hallway. From the hallway, there is access to the lounge, dining room/conservatory, kitchen, family bathroom with a separate WC, the staircase leading to the first floor, and an under-stairs cupboard. The lounge is situated at the front and features a double-glazed window and a charming fireplace. The dining room, located at the rear, can also be used as a downstairs bedroom if needed. This room leads to a bright and sunny conservatory that overlooks the meticulously maintained rear garden. The kitchen is equipped with wall, base, and drawer units along with complementary work surfaces, offering views of the rear garden. Completing the ground floor is a three-piece bathroom with a separate WC.

Key Features

- Detached Garage
- Very Good Condition
- Conservatory
- Double Glazed
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- Open Rural Views
- 2 Reception Rooms
- Extra Utility Space
- Off Road Parking
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Floor 0 Building 1



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Approximate total area⁽¹⁾

1010 ft²
93.8 m²

Reduced headroom

19 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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