



85 Sidney Avenue, Hesketh Bank

Preston

Guide Price **£230,000**



85 Sidney Avenue

Hesketh Bank, Preston

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Bedroom
- Priced To Sell Fast
- Beautifully Presented
- Two Reception Rooms
- Downstairs WC
- Kitchen/Diner
- Buyers Information Pack Available

Entrance Porch

Tiled floor, window to front.

Hallway

Laminate floor.

Downstairs WC

Floating wash hand basin, low level wc.

Dining Room

Bi-fold doors to rear, Velux windows, laminate floor.

Living Room

Electric fire and surround. Window to front.

Kitchen/Diner

Excellent range of eye and low-level units, ceramic sink. Integrated appliances include a dishwasher, washing machine, electric oven, induction hob, and extractor fan. There is space for a fridge/freezer. Breakfast bar. Laminate floor, window and French doors to rear.





First Floor Landing

Bedroom One

Window to front.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.

Bathroom

Three-piece suite with tiled bath with mains shower over, pedestal wash hand basin, low-level wc, tiled floor, window to rear.

Second Floor

Bedroom Four

Second floor, window to side, Velux windows front and rear.

GARDEN

Lawned garden with patio area and seated area.

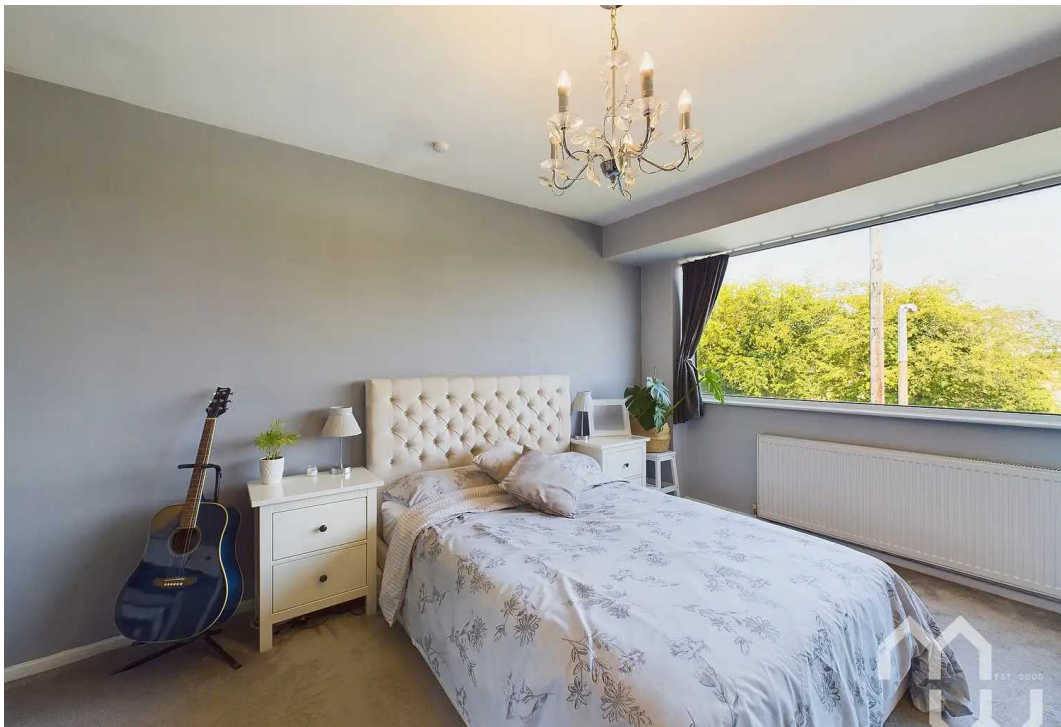
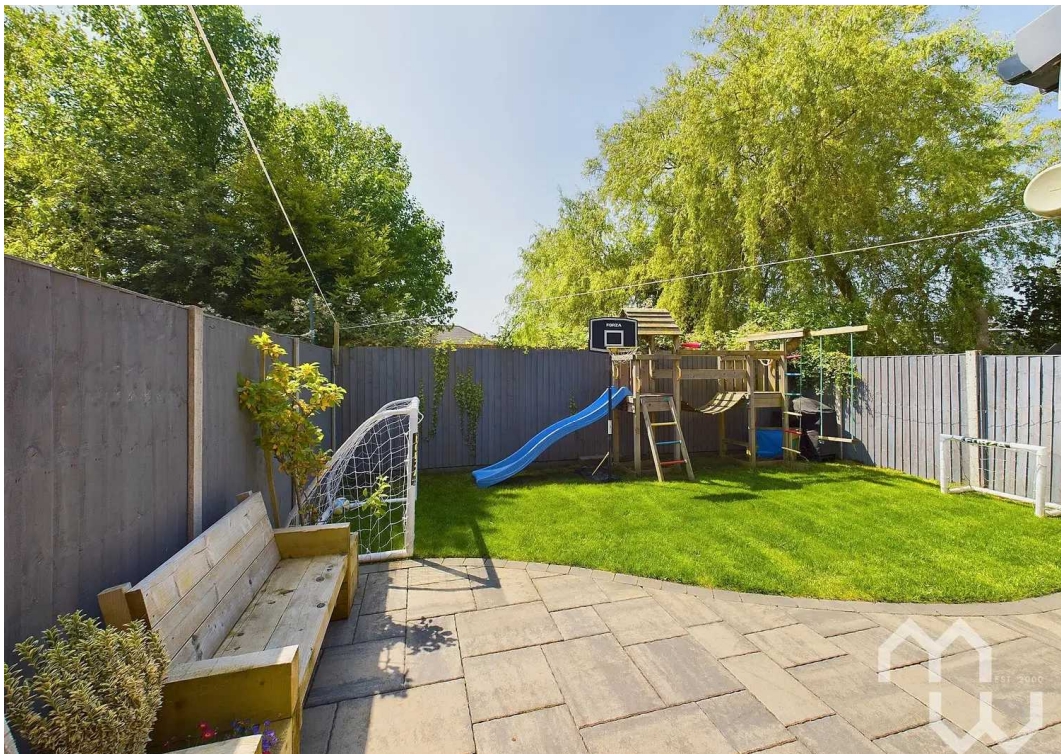
FRONT GARDEN

Driveway and lawned garden with shrubs.

DRIVEWAY

1 Parking Space



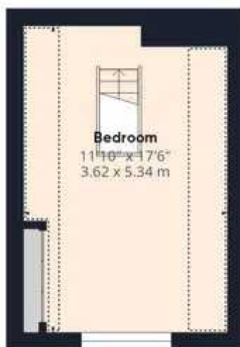




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1164.78 ft²

108.21 m²

Reduced headroom

68.41 ft²

6.36 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



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