



 **3**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



Tudor Sales & Lettings are proud to present this beautifully maintained three-bedroom detached home, perfectly positioned on the sought-after Whitehouse Avenue in Great Preston.

This impressive property stands out with its stylishly updated kitchen and contemporary bathroom—two standout features that perfectly blend comfort with modern living.

The spacious and well-planned accommodation comprises:

- Ground Floor: Welcoming entrance hallway, a bright and airy open-plan lounge/diner ideal for family living or entertaining, and a sleek, modern kitchen.
- First Floor: Landing leading to three well-proportioned bedrooms and a beautifully presented family bathroom.

The home also benefits from double-glazed windows and gas central heating throughout, ensuring year-round comfort.

Externally, the property occupies a generous plot.

To the front, you'll find ample off-road parking and access to a detached garage. The rear garden offers a peaceful retreat, complete with a lawned area, a raised patio perfect for outdoor dining or relaxing, and a handy garden shed for additional storage.

This fantastic home is sure to attract plenty of interest—contact Tudor Sales & Lettings today on 0113 282 3056 to arrange your viewing!

**Kitchen** 3.17m x 2.45m (10' 5" x 8' )

Fitted with a range of units. Laminated worktops. Sink and tap. Intergated double oven, hob and an extractor hood over. Plumbing for a washing machine. Integrated fridge / freezer. Laminated flooring. Double glazed window.

**Lounge / Diner** 7.25m x 3.26m (23' 9" x 10' 8")

Two double glazed windows. Two central heating radiators. Laminated flooring.

**Bedroom 1** 3.97m x 3.24m (13' x 10' 8")

Fitted wardrobes. Double glazed window and a central heating radiator.

**Bedroom 2** 3.24m x 3.24m (10' 8" x 10' 8")

Double bedroom with a double glazed window and a central heating radiator.

**Bedroom 3** 2.99m x 1.85m (9' 10" x 6' 1")

Central heating radiator and a double glazed window.

**Bathroom** 2.26m x 1.76m (7' 5" x 5' 9")

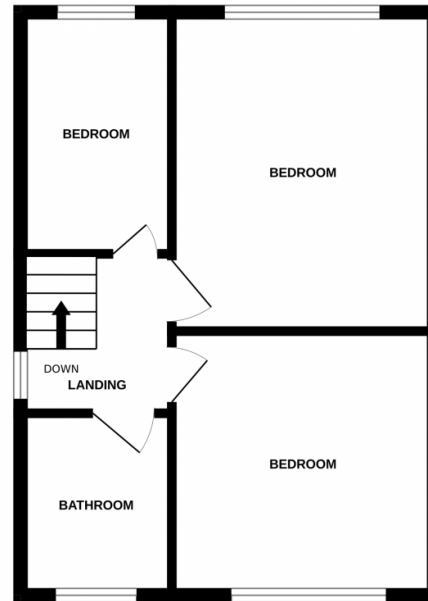
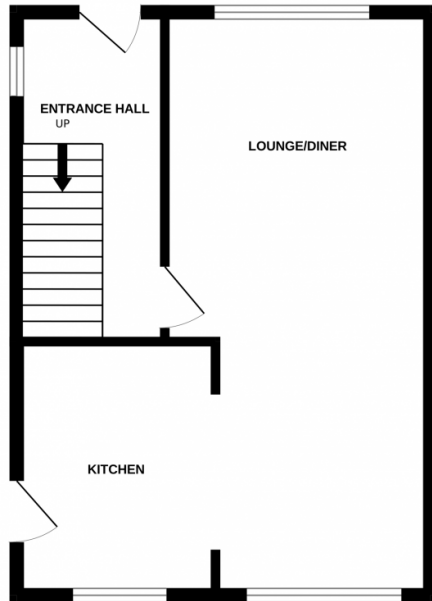
Fully tiled bathroom comprising of: - bath with a shower over, vanity unit and a push button wc. Double glazed window. Heated towel rail.



Offers in excess of £330,000  
Whitehouse Avenue, Great Preston

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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