



**86 Cheltenham Crescent, Lightfoot Green, Preston, Lancs, PR4 0FJ**  
**£275,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

We are delighted to offer this stunning 3 bedroom, semi detached, property with upgraded kitchen and flooring throughout. This stylish home is set over 3 storeys making it ideal for couples and growing families. The bright, spacious, lounge is the perfect place to relax and unwind whilst the impressive kitchen is great for practicing your culinary skills. The master bedroom is set on its own floor and boasts a beautiful en suite and dressing area. The other 2 rooms are double bedrooms so lots of space for having guests over. This house represents modern living and will certainly not fail to impress!

Roman's Green is an exclusive development in a sought after area. Surrounded by green open space, there are plenty of countryside walks for you to enjoy and a vast array of shops and restaurants in close proximity. Living here, you will benefit from excellent commuter links via the M6 and within easy reach of Royal Preston Hospital and high regarded schools.

Freehold  
EPC rating B  
Council Tax TBC  
Management Fee £130 PA  
10 year Structural Warranty  
2 year Builder's Defect

### GROUND FLOOR

#### HALL

Welcoming entrance leading to

#### KITCHEN 12'9" x 6'2" (max) (3.91m x 1.90m (max))

Stylish, upgraded kitchen with integrated appliances and impressive finish.

#### LOUNGE 13'3" x 16'4" (max) (4.05m x 4.99m (max))

Light, bright, airy lounge with French doors leading to garden. Ideal for relaxing evenings and entertaining.

#### WC 29'2" x 7'5" (8.9m x 2.27m)

Contemporary WC with white sanitary ware plus tiling.

### FIRST FLOOR

#### LANDING

Leading to

#### BEDROOM 2 9'8" x 13'3" (2.96m x 4.05m)

Impressive dual aspect double bedroom with door leading to family bathroom.

#### BATHROOM 7'0" x 5'6" (2.14m x 1.69m)

Contemporary family bathroom with white sanitary ware plus tiling.

#### BEDROOM 3 11'1" x 13'3" (3.38m x 4.05m)

Impressive double bedroom

### SECOND FLOOR

#### MASTER BEDROOM 13'3" x 28'5" (4.05m x 8.67m)

Beautiful master bedroom with dressing area, leading to

#### EN SUITE 6'0" x 9'1" (1.85m x 2.79m)

Contemporary en suite containing white sanitary ware plus tiling.

#### EXTERNAL

Garden to the front of property.

Rear garden.

Driveway.

\*\*\* From Developers standard range and pricing.

\*Any incentives are subject to builders terms, conditions and price differentials

\*\*\*\* PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY\*

