



90 Cheltenham Crescent, Preston, PR4 0FJ
£270,000

The Property Perspective

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We are delighted to offer this beautiful 3 bedroom, semi detached, property with upgraded kitchen and flooring throughout. This impressive home is set over 3 storeys so was designed with family and space in mind. The bright, airy lounge is ideal for enjoying some downtime whilst the stylish upgraded kitchen is great for practicing those culinary skills. The master bedroom is set on its own floor and boasts a lovely en suite and dressing area. The other 2 rooms are double bedrooms so lots of space for growing families or having guests over.

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" (3.91m x 1.90m)

Stylish, upgraded kitchen with integrated appliances and impressive finish.

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

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

WC 29'5" x 7'5" (8.97m x 2.27m)

Contemporary WC containing 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" (2.146m x 1.69m)

Contemporary family bathroom with white sanitary ware plus tiling.

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

An impressive double bedroom.

SECOND FLOOR

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

Beautiful master bedroom set on its own floor with dressing area and leading to

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

Contemporary en suite with white sanitary ware plus tiling.

EXTERNAL

Garden (not overlooked)

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*

