



Mile Stone Meadow, Euxton, PR7 6FD

£289,995

A well presented 3 bedroom detached house situated within Preston. The property offers an impressive kitchen with quartz worktops plus a master bedroom with en-suite. Items of note include the conservatory with French doors. The property has well presented gardens plus off road parking.



62 Mile Stone Meadow, Euxton, PR7 6FD

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. Items of note include the conservatory with the integrated log burner plus the impressive modern kitchen with quartz worktops. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, kitchen, dining area, utility room, office, conservatory and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front.

Tenure - Freehold
Council Tax - Band D

The property comprises

Ground Floor

Hallway

With fitted flooring.

Lounge 14'10" x 9'9" (4.53m x 2.99m)

Ornamental fireplace plus fitted flooring.

Dining Area 7'5" x 7'4" (2.27m x 2.25m)

With fitted flooring plus access to conservatory.

Kitchen 14'1" x 10'6" (4.30m x 3.22m)

Having a comprehensive range of modern wall and base units with

complimenting quartz worktops and upstands plus splash back. Integrated oven, hob, hood, dishwasher and microwave.

Utility Room 7'8" x 4'3" (2.36m x 1.32m)

Modern units with full length fridge and freezer.

Office 11'11" x 7'9" (3.64m x 2.38m)

With fitted flooring.

WC 4'7" x 3'1" (1.40m x 0.96m)

Having modern white sanitary ware, tiling and vanity basin.

Conservatory 12'9" x 12'4" (3.89m x 3.77m)

Having a log burner plus fitted flooring.

First Floor

Landing

With fitted flooring.

Bedroom 1 10'9" x 9'10" (3.30m x 3.00m)

With fitted wardrobes plus access to en suite with fitted flooring.

En Suite 8'7" x 8'0" (2.63m x 2.44m)

Having modern white sanitary ware, shower and chrome ladder radiator.

Bedroom 2 9'6" x 8'7" (2.91m x 2.63m)

With fitted flooring.

Bedroom 3 9'6" x 6'5" (2.90m x 1.96m)

Having built in wardrobes plus fitted flooring.

Bathroom 6'2" x 6'1" (1.88m x 1.86m)

Having a shower with screen to bath, white sanitary ware plus chrome ladder radiator.

External

There are well presented and upgraded gardens. There is off road parking to the front.





