



Peregrine Crescent, Preston, PR3 2RX

£229,995

BRAND NEW, 3 bedroom, semi-detached property on picturesque development. Upgraded kitchen. 5% DEPOSIT PLUS FLOORING. Great space and specification. PART EXCHANGE available!
DON'T MISS OUT, CALL NOW TO BOOK A VIEWING!



14 Peregrine Crescent, Longridge, Preston, PR3 2RX

Welcome to 9 Peregrine Crescent, a stunning semi-detached house located in the charming area of Longridge, Preston. This new build property, offers a modern living experience with all the conveniences one could desire.

As you enter the home, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the open-plan kitchen/diner, which features elegant French doors that lead directly to the garden, allowing for a seamless indoor-outdoor living experience. This space is ideal for family meals or social gatherings, making it a delightful area to enjoy.

The property boasts three well-proportioned bedrooms, including a main bedroom with an en suite bathroom, ensuring privacy and comfort. The second bedroom is a generous double, while the third is a single that is spacious enough to serve as a home office, catering to the needs of modern living. Additionally, there is a family bathroom conveniently located upstairs.

This home is designed with energy efficiency in mind, featuring argon-filled double glazing and an electric car charging point, making it an environmentally friendly choice. The property also comes with the added benefit of part exchange options or a contribution of £12,500 towards your deposit, making it an attractive opportunity for potential buyers.

With an EPC rating of A or B, this property not only offers a stylish and comfortable living space but also promotes sustainability. Don't miss the chance to make this beautiful house your new home in Longridge.

Freehold
EPC rating B
Council Tax TBC
Management fee £146.00 PA
10 year Structural Warranty
2 year Builder's Defect

Lounge 49'2" x 39'4" (15 x 12)

Large lounge space

Kitchen / Dining 51'2" x 33'1" (15.6 x 10.10)

Modern open plan kitchen / dining room

WC 16'8" x 11'5" (5.1 x 3.5)

Downstairs WC

1st Floor

Bathroom 23'3" x 16'9" (7.1 x 5.11)

Family Bathroom

Bedroom 1 35'9" x 35'1" (10.9 x 10.7)

Main double bedroom with access to ensuite

Ensuite 1 20'0" x 15'1" (6.11 x 4.6)

Ensuite from bedroom 1

Bedroom 2 42'3" x 26'6" (12.9 x 8.1)

Double bedroom

Bedroom 3 24'7" x 23'7" (7.5 x 7.2)

Bedroom 3 - great for small children or working from home

* Subject to builders terms, conditions and price differentials

** Developer to pay standard 1 property stamp duty plus further savings with no estate agents fees with Part Exchange

*** From Developers standard range and pricing.

Part Exchange cannot be utilised with any other incentive

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





