

5 Texan Close, Warton, Preston, PR4 1EY £235,000



# The Property Perspective

# Garden Place, Victoria Street, Altrincham, WA14 1ET

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#### **Ground Floor**

#### **Entrance Hall**

Front entrance door, stairs to the first floor, doors to WC, bedroom four/study and the kitchen. Built-in storage cupboard.

### Bedroom Four / Study 6'2" x 8'11" (1.88m x 2.74m)

Flexible front room currently used as a home office. Window to the front, space for desk or single bed and wardrobes.

## WC 2'9" x 5'0" (0.86m x 1.53m)

Modern white suite comprising low-level WC and wash hand basin, part tiled walls.

#### Kitchen 6'1" x 10'0" (1.87m x 3.06m)

Fitted with a range of sleek white gloss wall and base units with complementary worktops and inset sink unit. Built-in oven with gas hob and stainless steel extractor, space and plumbing for further appliances. Open through to the family/dining area.

### Family / Dining Room 12'9" x 15'7" (3.90m x 4.76m)

Bright open-plan living space with room for both sofa and dining table. Attractive flooring continuing from the kitchen, TV point and French doors opening out to the rear garden – a great space for everyday family life and entertaining.

#### First Floor

## Landing

Stairs rising from ground floor and to the second floor, doors to lounge and bedroom one.

## Lounge 12'11" x 11'10" (3.94m x 3.63m)

Beautifully presented reception room with two windows to the front. Bespoke media wall incorporating shelving, feature inset electric fire and space for wall-mounted TV – a real focal point of the home.

### Bedroom One 12'9" x 9'10" (3.90m x 3.00m)

Generous double bedroom, space for wardrobes and access to the en-suite.

### En-Suite 5'1" x 7'1" (1.55m x 2.17m)

Modern shower room with enclosed shower cubicle, wash hand basin and WC, part tiled walls and towel radiator.

#### Second Floor

### Landing

Roof light window, access to bedrooms two and three, family bathroom and storage/airing cupboard.

### Bedroom Two 12'11" x 11'5" (3.94m x 3.49m)

Excellent double bedroom with dormer/roof window, sloping ceiling detail and plenty of floor space for furniture.

### Bedroom Three 12'11" x 10'11" (3.94m x 3.35m)

Another good-sized bedroom with built-in recess/wardrobe area, ideal children's room, guest room or additional office.

#### Family Bathroom 5'7" x 6'5" (1.71m x 1.96m)

Fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin and WC, part tiled walls and vinyl/tiled flooring.

Front - Attractive frontage with artificial lawn, established shrub planting and path to the front door.

Driveway - Good length block-paved driveway to the side of the property providing offroad parking, with EV charging point.

Rear Garden - Smart, low-maintenance landscaped rear garden with paved patio seating areas, artificial lawn and raised planted borders – ideal for outdoor dining, children's play and entertaining. Enclosed by fencing with gated side access and garden shed.





