



Newmarket Drive, Lightfoot Green, PR4 0FB

£179,950

* PRESTON COUNCIL AFFORDABLE HOME SCHEME * POPULAR DEVELOPMENT * CLOSE TO
TRANSPORT LINKS * LOCAL AMENITIES WITHIN EASY REACH *



35 Newmarket Drive, Lightfoot Green, PR4 0FB

PARAGRAPH

Presenting for sale an immaculate, semi-detached property in a desirable location with convenient access to public transport links, nearby schools, and local amenities. This home boasts a B-rated EPC, falling within Council Tax Band C, offering potential homeowners a balance of comfort and economy.

The property comprises a generous size reception room that presents a welcoming entrance to the home. The kitchen is to the rear of the house with French doors to the garden and offers a dedicated dining space ideal for family meals or entertaining guests.

The three bedrooms are well-proportioned. The first bedroom is a double with the added benefit of an en-suite. The second bedroom is also a double, offering ample space for furniture and storage. The third bedroom, though smaller, is a comfortable single room, perfect for a child's room or a home office.

This home is perfect for those seeking a semi-detached property that is in move-in condition and conveniently located. The home's proximity to schools and local amenities makes it an ideal choice for families, while the public transport links will appeal to commuters.

Don't miss the opportunity to view this property, a place where comfort meets convenience. Step into a home that is ready to offer you a lifestyle of ease and accessibility.

* Restrictions apply

EXTERNAL FRONT

To the front of the property there is off road parking for two cars.

HALLWAY

Access to ground floor accommodation.

W/C 5'01 x 3'00 (1.55m x 0.91m)

Fitted with a two-piece suite with w/c and wash basin. Laminate flooring.

LOUNGE 15'01 x 12'03 (4.60m x 3.73m)

Reception room with window to the front aspect. Laminate flooring.

KITCHEN DINER 15'07 x 10'10 (4.75m x 3.30m)

Fitted with wall and base units with work

surfaces over. Sink unit with mixer tap and drainer. Integrated oven and hob. Understairs store cupboard. Window to the rear aspect. Space for dining table and chairs. Laminate flooring. French door to rear garden.

LANDING

Access to first floor accommodation. Carpet flooring.

BEDROOM 1 10'09 x 10'07 (3.28m x 3.23m)

Double room with window to the rear aspect. Carpet flooring. Door to en-suite shower room.

EN-SUITE 6'11 x 4'07 (2.11m x 1.40m)

Fitted with a three-piece suite with shower cubicle, w/c and wash basin. Window to the side aspect. Vinyl flooring.

BEDROOM 2 12'09 x 8'01 (3.89m x 2.46m)

Double room with window to the front aspect. Carpet flooring.

BEDROOM 3 7'06 x 7'02 (2.29m x 2.18m)

Single room with window to the front aspect. Laminate flooring.

BATHROOM 7'02 x 5'11 (2.18m x 1.80m)

Fitted with a three-piece suite with bath, w/c and wash basin. Window to the side aspect. Vinyl flooring.

EXTERNAL REAR

To the rear of the property there is a fence enclosed lawn garden with patio.

* CRITERIA REQUIRED TO MEET

- Applicants need to demonstrate that they require a 3 bedroom property – i.e. they have children or if they work from home etc..
- Local connection to Preston council – can be employment, current address, immediate family (if key worker they do not need a local connection they will be eligible)
- Income less than £60,000
- They will need to have been qualified by the council





