



**3 Waterfront, Preston On The Hill, WA4 4AT**  
**£285,000**

## GROUND FLOOR

### Lounge 15'7" x 11'8" (4.75 x 3.56m)

Carpet flooring with open aspect leading through to the dining area, gas fireplace and curtains

### Dining room 9'2" x 9'6" (2.81 x 2.90m)

Carpet flooring with patio doors leading to the rear garden and curtains

### Kitchen 17'1" x 8'5" (5.21 x 2.59m)

High quality vinyl flooring with access to the rear garden and spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including double oven, hob and hood

## FIRST FLOOR

### Bedroom 11'10" x 12'4" (3.62 x 3.76m)

Carpet flooring with window to the front elevation, curtains, blind and fitted wardrobes

### En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and spotlighting

### Bedroom 9'11" x 12'7" (3.03 x 3.86m)

Carpet flooring with window to the rear elevation and curtains

### Bedroom 9'2" x 7'6" (2.80 x 2.31m)

Carpet flooring with window to the rear elevation and curtains

## Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, spotlighting and partially tiled decor

## EXTERNAL

Beautifully presented and private rear garden with laid to lawn and patio area. Tandem driveway leading to a detached single garage with power and lighting.



Ground Floor

First Floor