



-  Semi Detached House
-  Extended To The Rear
-  Three Bedrooms

-  Garage
-  Upvc Double Glazed
-  NO CHAIN

Price: £240,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





NO CHAIN - A well presented and extended semi-detached family house located in a popular residential area, well placed for accessing the amenities of Churchtown.

The property is installed with gas central heating and upvc double glazing briefly comprising: Hall, Through Lounge/Dining Room, Garden Room and fitted Kitchen to the ground floor with three Bedrooms and family Bathroom to the first. Outside, there are well maintained lawned gardens to front and rear, the front providing off road parking.

Lexton Drive is located off Preston New Road where there are public transport facilities to the town centre and the many amenities of Churchtown Shopping Centre are readily accessible. There are a number of primary and secondary schools within the vicinity.



HALL upvc obscure double glazed window to front, Built in cloaks cupboard, coving to ceiling, staircase to first floor landing with built-in under-stairs storage cupboard.

LIVING ROOM 12' 11" into bay x 11' (3.94m x 3.35m) upvc double glazed bay window to front, wall mounted electric fire open plan to Dining Room.

DINING ROOM 13' 10" x 11' (4.22m x 3.35m) window to Garden Room, coal effect gas fire set in marble surround, coving to ceiling.

KITCHEN 16' 9" x 6' (5.11m x 1.83m) fitted with a matching range of base and eye level cupboards, round edged worktops, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, built-in electric oven, built-in four ring gas hob, two upvc double glazed windows to side, wall mounted gas combination boiler, door to garden, archway to Garden Room, built in under stairs store.

GARDEN ROOM 10' 5" x 10' 5" (3.18m x 3.18m) upvc double glazed window to rear, two double glazed velux windows, bamboo flooring, upvc double glazed side door to garden.

FIRST FLOOR: upvc double glazed leaded light window to side.

BEDROOM 1 13' 11" into bay x 11' (4.24m x 3.35m) upvc double glazed bay window to front with window seat, fitted bedroom suite with a range of wardrobes, matching dressing table and bedside cabinets with drawers.

BEDROOM 2 12' 2" x 11' (3.71m x 3.35m) upvc double glazed window to rear, built-in double wardrobe and matching cupboards, coving to ceiling, access to part boarded insulated loft space with pull down ladder and fitted light point.

BEDROOM 3 7' 1" x 6' (2.16m x 1.83m) upvc double glazed window to front, built-in wardrobe and matching drawers, bamboo flooring, coving to ceiling.

BATHROOM Fitted with four piece white suite comprising deep panelled bath, wash hand basin, shower enclosure and close coupled wc, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror and medicine cabinet, shaver point, upvc obscure double glazed window to rear.

OUTSIDE The front garden is laid to lawn with established trees and borders with paved driveway providing off road parking. Twin timber gates give access to a carport with power connected and the detached garage beyond. The rear garden has paved patio area leading to shaped lawn with well stocked mature borders.

COUNCIL TAX Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C

TENURE Leasehold for the residue of a term of 999 years from 1935 subject to an annual ground rent of £3.77

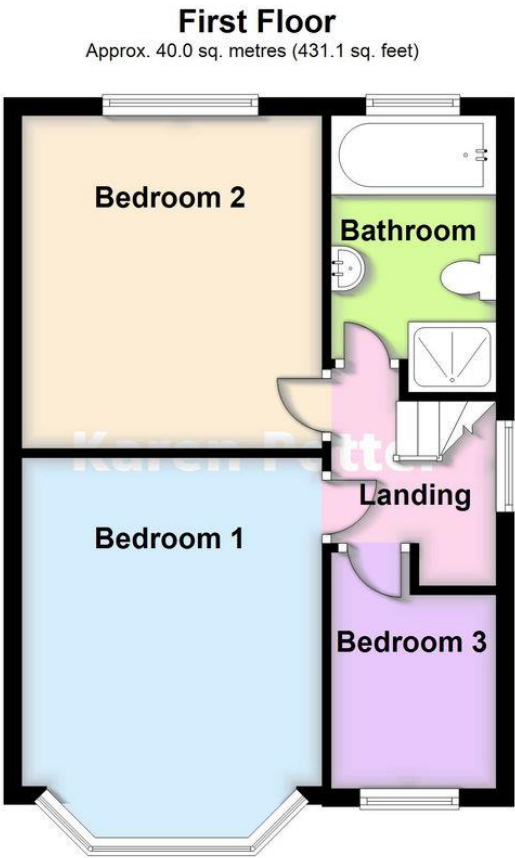
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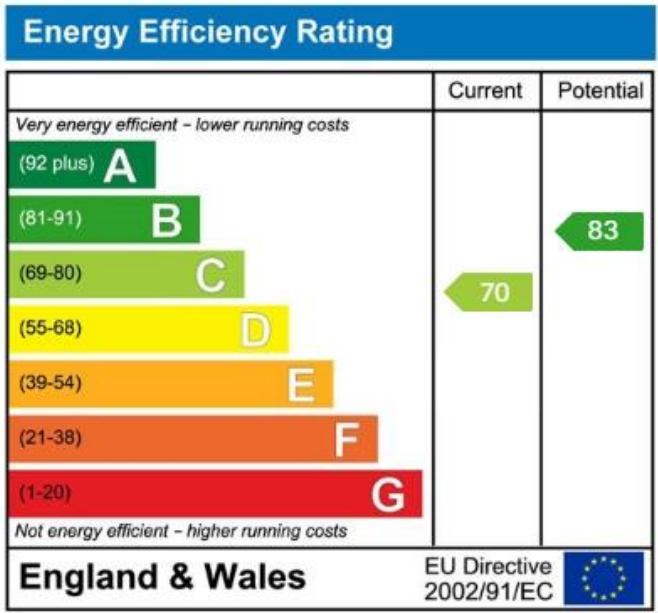
NB We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Total area: approx. 92.8 sq. metres (999.0 sq. feet)



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