

£260,000

Subject to contract





An excellent opportunity to purchase a semi-detached family house which has been extended to provide a larger Dining Kitchen, Living Room and third Bedroom.

The property is located within a popular and established residential area, immediately adjacent to "The Stray" open land and comprising Enclosed Porch, Hall, Fitted Cloakroom/wc, Front Lounge open plan with extended rear Living Room and Dining Kitchen to the ground floor with three good size Bedrooms, Shower Room and separate wc to the first floor.

The established gardens are a particular feature of the property, the front incorporating a driveway leading to a large attached Garage with the benefit of interior access to the main house. To the rear there is a paved patio area leading to shaped lawn with ornamental pond and well stocked borders incorporating shrubs, bushes and trees.

Lexton Drive is located off Preston New Road where there are public transport facilities to the town centre. The many amenities of Churchtown Shopping Village are readily accessible together with the Botanic Gardens, local schools and the bird sanctuary at Marshside.



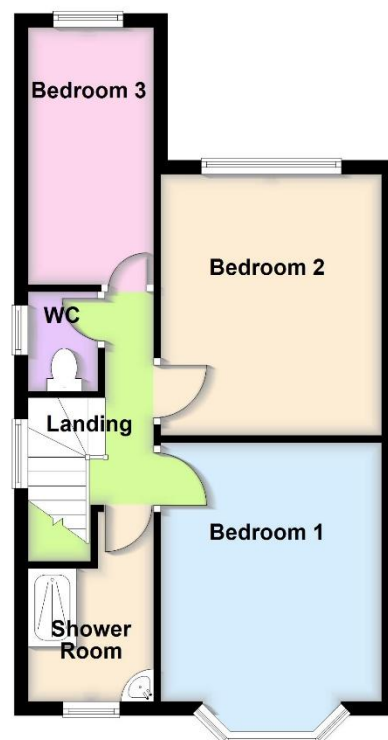
Ground Floor

Approx. 86.6 sq. metres (932.1 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 129.6 sq. metres (1394.7 sq. feet)



Ground Floor:

Enclosed Porch

Hall

Fitted Cloakroom/wc

Front Lounge - 3.2m x 3.28m (10'6" x 10'9") plus splay bay window to the front.

Extended Rear Living Room - 6.35m x 3.2m (20'10" x 10'6") overall.

Extended Dining Kitchen - 4.57m x 3.71m (15'0" x 12'2")

First Floor:

Landing

Front Bedroom 1 - 3.2m x 3.73m (10'6" x 12'3") plus bay window to the front

Rear Bedroom 2 - 3.76m x 3.2m (12'4" x 10'6")

Extended Rear Bedroom 3 - 3.71m x 1.8m (12'2" x 5'11")

Shower Room - 1.8m x 1.93m (5'11" x 6'4") plus door recess.

Separate wc

Outside: The property stands in established gardens which are a particular feature, the front incorporating a driveway providing off road parking and leading to the attached garage. The enclosed rear garden is planned with lawn, stocked borders, established shrubs and ornamental pond. Garage - 5.56m x 4.34m (18'3" x 14'3") with the benefit of an interior door leading into the main house and another door leading to the rear garden.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

Tenure: Leasehold for a residue term of 999 years from 1st June 1935 with an annual ground rent of £7.50

Mobile Phone Signal: Check signal strengths by clicking this link:
<https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link:
<https://labs.thinkbroadband.com/local/index.php>

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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