



£180,000

Subject to contract



Offered for sale with no onward chain, this well proportioned semi detached house would benefit from a programme of general updating though offers excellent potential.

Extended to the rear and installed with gas central heating and double glazing, the well planned accommodation briefly comprises: Entrance Vestibule, Hall, Lounge, Living Room open to Dining Room, Kitchen, Shower Room and WC to the ground floor with three Bedrooms, Bathroom and separate WC to the first floor.

Outside, there are established gardens to front and rear with driveway providing off road parking to the front.

North Road is located off Preston New Road and is conveniently placed for access to local primary and secondary schools, public transport facilities to the Town Centre, with Churchtown Village, Hesketh Park and the Botanic Gardens readily accessible.



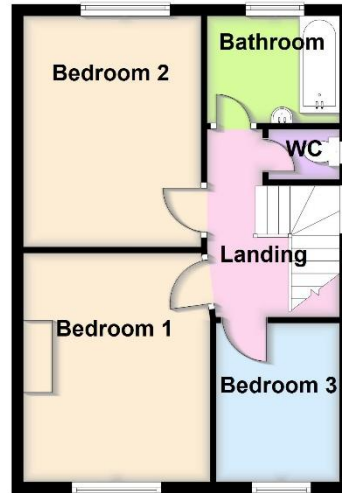
Ground Floor

Approx. 67.0 sq. metres (720.9 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



Total area: approx. 111.3 sq. metres (1197.8 sq. feet)



Ground Floor:

Hall

Lounge - 3.96m x 3.56m (13'0" x 11'8")

Living Room - 4.06m x 3.56m (13'4" x 11'8")

Shower Room - 1.83m x 1.3m (6'0" x 4'3" plus door recess)

WC - 1.91m x 0.79m (6'3" x 2'7")

Dining Room - 3.56m x 3.3m (11'8" x 10'10")

Kitchen - 4.06m x 3.07m (13'4" max x 10'1")

First Floor:

Landing

Bedroom 1 - 3.96m x 3.25m (13'0" x 10'8")

Bedroom 2 - 4.01m x 3.07m (13'2" x 10'1")

Bedroom 3 - 2.77m x 2.13m (9'1" x 7'0")

Bathroom - 2.31m x 1.85m (7'7" x 6'1")

WC - 1.24m x 0.89m (4'1" x 2'11")

Outside:

There are established gardens to front and rear with driveway providing off road parking to the front.

Council Tax:

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

Tenure:

Freehold

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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