



23 Finney Park Drive

Lea, Preston, PR2 1QZ

£169,950



Available with NO ONWARD CHAIN, this attractive semi detached house stands in a quiet cul de sac of similar properties and offers open views to the rear. Well presented throughout, this will appeal to both first time buyers and investors. The accommodation is comprised of an entrance hall, lounge with French doors opening onto the rear garden, kitchen, separate dining room and ground floor wc. On the first floor, there are three bedrooms, the master having an en-suite, and an attractive family bathroom. Viewings are available by calling Holdens on 01772 698888.



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GROUND FLOOR

Hallway

uPVC double glazed entrance door, laminate flooring, central heating radiator, doors into the kitchen, dining room, living room and downstairs wc.

Lounge

18'3" x 10'2" (5.569m x 3.124m)

uPVC double glazed French doors and window to rear, two central heating radiators, stairs to the first floor.

Dining Room

15'11" x 7'3" (4.862m x 2.220m)

Laminate flooring, central heating radiator, uPVC double glazed window to front.

Kitchen

9'6" x 6'8" (2.904m x 2.053m)

Fitted with a range of wall and base units, complementary worktop and white splashback tiling. Integrated appliances include a four ring gas hob with extractor, oven and stainless steel sink/drainage. There are spaces for a fridge/freezer and washing machine. Tiled flooring. uPVC double glazed window to front.

Ground Floor WC

Two piece suite comprising low level wc and hand wash basin. Central heating radiator, laminate flooring.

FIRST FLOOR

Landing

Doors into the three bedrooms and the bathroom. Airing cupboard housing the hot water tank. Loft access. Doors to the three bedrooms and the bathroom.

Bedroom One

11'5" x 9'7" (3.495m x 2.935m)

uPVC double glazed window to front, central heating radiator, fitted wardrobes with mirrored sliding doors. Door to en-suite.

En-Suite

9'7" x 3'2" (2.931m x 0.980m)

Tiled shower enclosure, pedestal hand wash basin and low level wc. Central heating radiator. Tiled flooring.

Bedroom Two

10'7" x 9'8" (3.247m x 2.948m)

uPVC double glazed window to rear, central heating radiator.

Bedroom Three

8'4" x 7'0" (2.547m x 2.136m)

uPVC double glazed window to rear, central heating radiator.

Family Bathroom

6'1" x 6'0" (1.855m x 1.838m)

Three piece suite comprising bath with overhead shower and screen, low level wc and pedestal hand wash basin. Central heating radiator. Decorative tiled walls. uPVC double glazed frosted window to front.

EXTERNAL

The front of the property provides both a driveway and lawn whilst a side gate leads to the good size, low maintenance rear garden.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending

purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



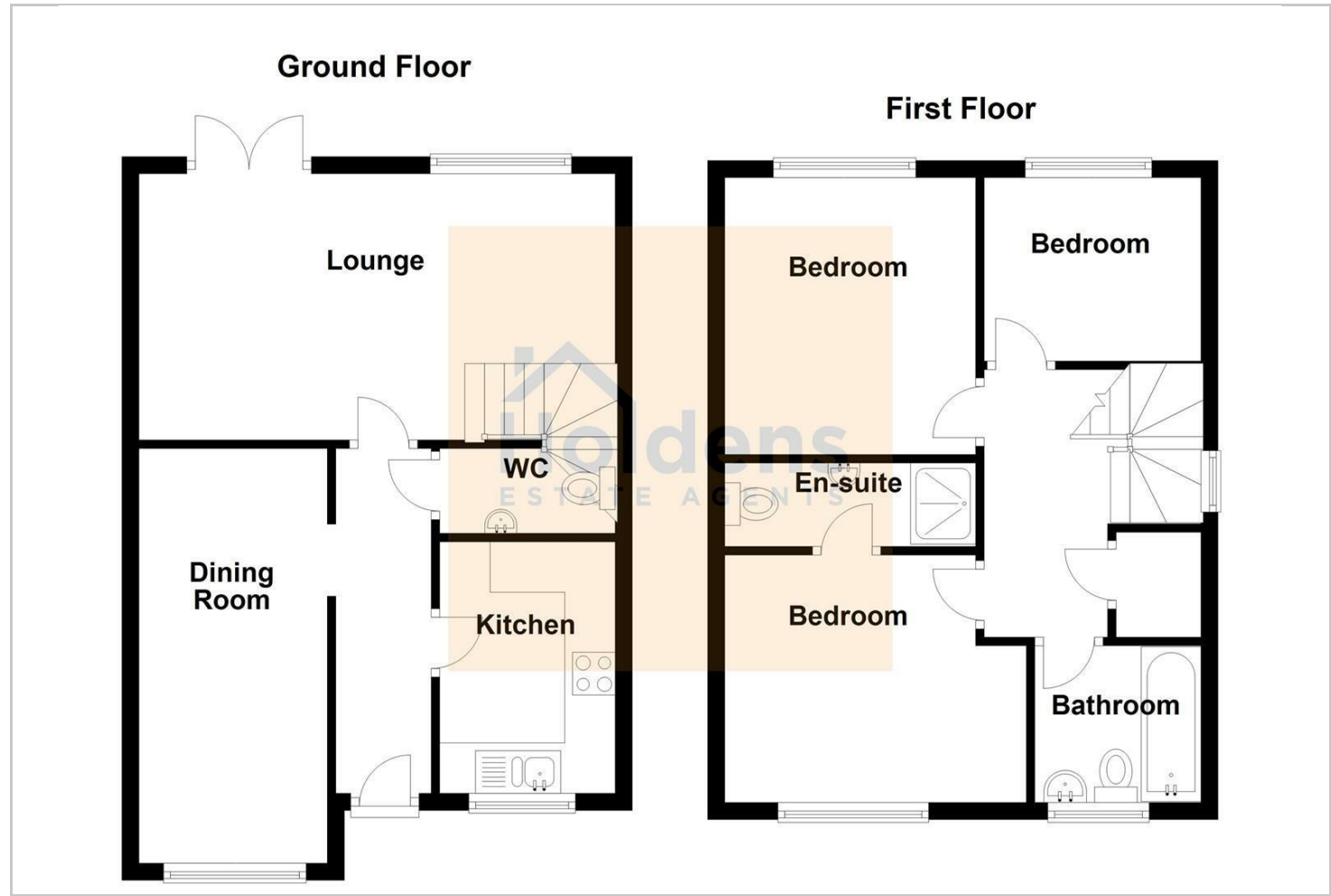
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

