



43 Buckingham Avenue

Penwortham, Preston, PR1 9HG



Offers Over £205,000

A spacious and well proportioned detached property, ideal for family life. Standing in a residential estate of similar properties and with good access to both public transport and commute to Preston City Centre, this lovely home offers a lounge with media wall, a modern kitchen diner with integrated appliances and new boiler, three bedrooms and an attractive three piece bathroom suite. The property has been recently renovated and offers modern decor, fixtures and fittings throughout. There are gardens front and rear and off road parking. All with the added benefit of NO CHAIN DELAY. Freehold. Council Tax Band C. EPC rating C.





GROUND FLOOR

Porch

uPVC double glazed window and door to front, uPVC double glazed window to side, door into the lounge.

Lounge

15'8" x 14'8" (4.800m x 4.489m)

uPVC double glazed window to front, Karndean flooring, central heating radiator, media wall, door into the kitchen/diner, stairs to the first floor.

Kitchen/Diner

14'6" x 8'4" (4.444m x 2.542m)

Fitted with a range of wall and base units with complementary worktops and tiled splashback. Karndean flooring. Central heating radiator. Integrated four ring electric hob with overhead extractor and stainless steel splashback, integrated oven, integrated fridge/freezer, stainless steel sink and drainer. Under stairs cupboard with plumbing for a washing machine. uPVC double glazed windows and door to rear.

FIRST FLOOR

Landing

uPVC double glazed window to side, doors to the three bedrooms and the bathroom.

Bedroom One

14'0" x 8'6" (4.280m x 2.600m)

uPVC double glazed window to front, central heating radiator.

Bedroom Two

10'1" x 8'6" (3.074m x 2.607m)

uPVC double glazed window to rear, central heating radiator.

Bedroom Three

10'2" x 5'10" (3.120m x 1.797m)

uPVC double glazed window to front, central heating radiator, built in cupboard.

Bathroom

6'9" x 5'11" (2.062m x 1.828m)

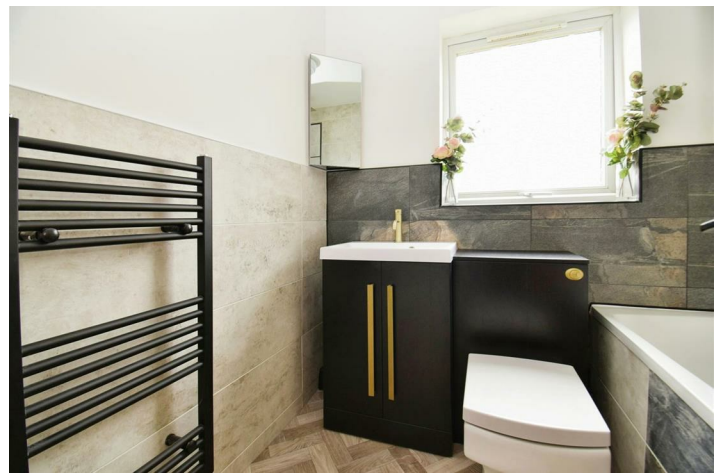
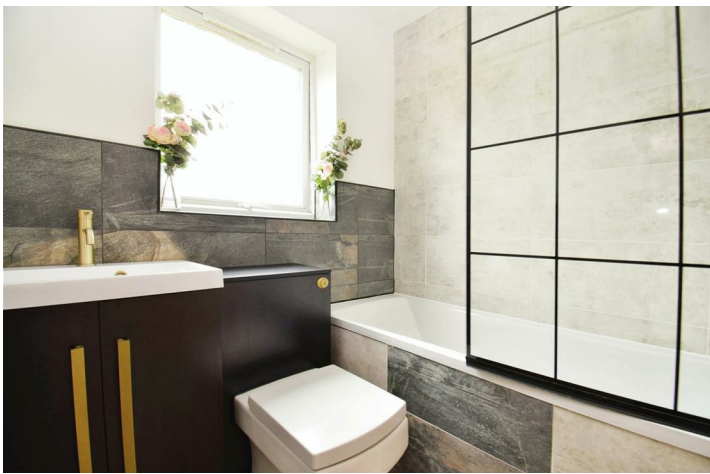
Three piece suite comprising a bath with overhead rainfall shower and glass screen, WC and hand basin in vanity unit. Heated towel rail. Laminate flooring. uPVC double glazed frosted window to rear.

EXTERNAL

The open front garden is mainly laid to lawn whilst, to the side of the property, there is a driveway allowing off road parking for several cars. The spacious rear garden is laid to lawn and enclosed by timber fencing.

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



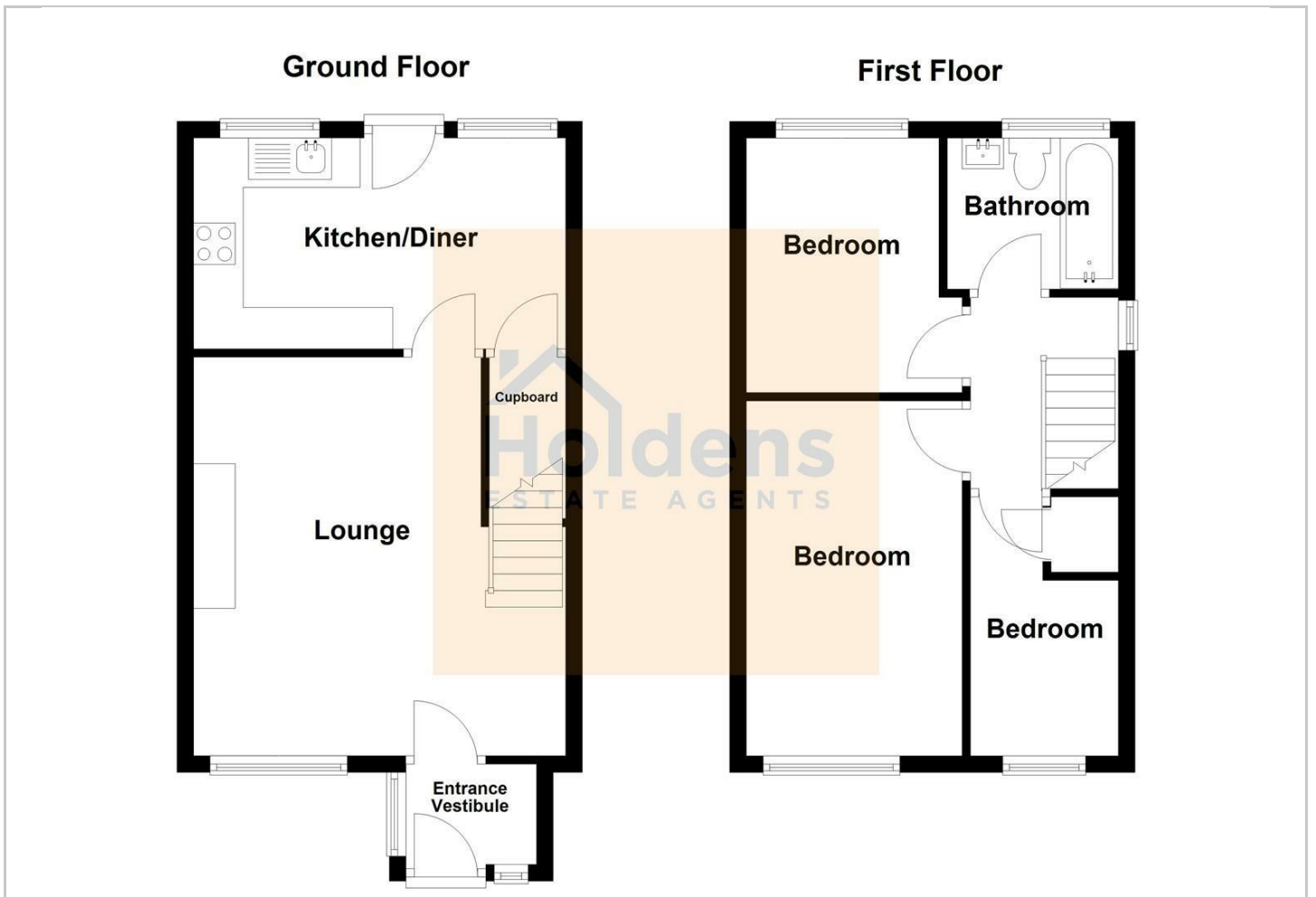
Hybrid Map



Terrain Map



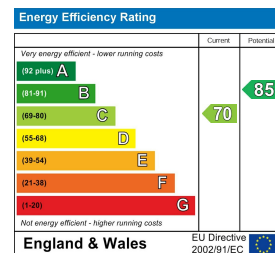
Floor Plan



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



Misdescriptions Act

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