

## Broadgate, Preston, PR1 8DX

Offers Over £225,000

- \*\*\*\*\* Superb Period Property. Large 5 Bedroom Family home
- GRADE 2 LISTED & Packed with Original features, High Skirtings & Cornices
- Solid Wood Floors, Doors and Window Cases
- Family Dining Kitchen
- En Suite & Walk in Wardrobe to the Master Bedroom
- Perfectly Located for Access into Preston City Centre, University and Railway Station.
- EPC = D
- \*\*\*\* No Chain Delay!!!!!!



# Broadgate, Preston PR1 8DX

Tempo Estate Agents are pleased to present to the market, this Grade 2 Listed, feature filled, five bedroomed, period mid-terrace home, situated within walking distance of Preston City Centre, University and Railway Station. It is within commuting distance of all major northwest towns and cities via local motorways (M6, M55 & M61) The Property is spacious throughout and briefly comprises: Entrance Hall, Stairs to Cellars, Ground Floor WC, Lounge - Open plan to Dining Room and a Spacious Family Dining Kitchen complete the accommodation to the Ground Floor. To the First Floor - A Master Bedroom with Walk in Wardrobe & En-suite Shower Room, 2nd & 3rd Double Bedrooms, small Utility Room and a large Family Bathroom. To the Second Floor, a 4th Bedroom and further 5th Double Bedrooms / Office or ideal for a Nursery. Externally, the property sits on a picturesque row of houses - adjacent to the River Ribble and local walks and there is also plenty of on-road parking. A private rear yard can be found to the rear. \*\*\*\* No Chain Delay !!!!



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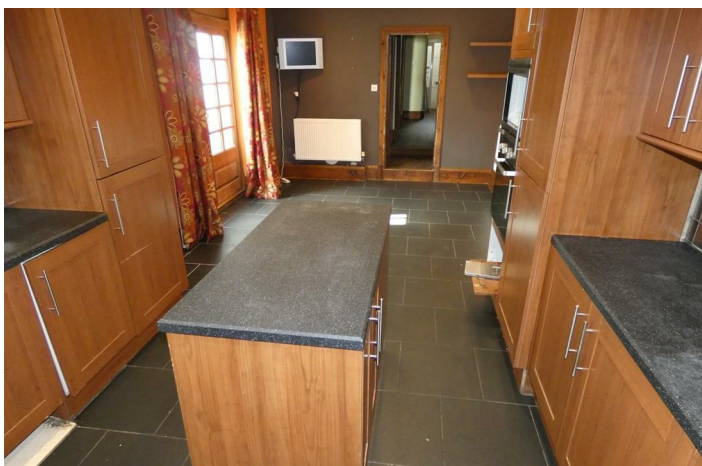
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Council Tax Band: C

Tenure: Freehold



### Entrance

Original Timber door opens into the entrance vestibule with inner glazed door to :

### Entrance Hall

Spacious entrance hall with spindled staircase to the first floor and door with stairs down to the cellar, Built in storage cupboard and radiator. Doors to the following rooms:

### Ground Floor WC

Double glazed Frosted window to the side. Hand washbasin with taps and low level push button WC Flush.

### Cellar

Two cellar chambers, ideal for storage and with power and lighting.

### Lounge

11'5" x 15'11"

Timber Framed double glazed sash windows to the front of the property with shutters, solid wood flooring, corniced ceiling and radiator.

### Dining Room

14'1" x 13'11"

Beautiful high ceilings, solid wood flooring, radiator and French doors leading to rear patio area.

### Dining Kitchen

23'11" x 11'5"

Spacious Family Kitchen with double glazed window and French doors to the side. Fitted with a good range of wall and base units in U shaped design and including a fixed island. Contrasting laminate worksurfaces, inset 1.5 bowl steel sink and drainer with mixer tap, gas hob with illuminated chimney cooker hood over, eye level electric oven and microwave, tiled splashbacks and floor, inset ceiling downlighters and two radiators.

### First Floor Landing

Aforementioned spindled stairs to the Ground Floor and further stairs to the Second Floor. Solid wood floor and two radiators. High level Velux window allowing natural light.

### Bedroom One

11'5" x 14'9"

Master Bedroom, radiator and two original sash windows to the front. Opening to:

### Walk in Wardrobe

11'4" x 4'0"

Fitted open rails and shelves and radiator.

### En-suite

14'3" x 4'0"

En suite shower room, consisting of step in shower enclosure with mixer shower and controls and fixed shower head, low push button flush WC and vanity hand wash basin with mixer tap. Heated towel ladder, tiled splashbacks and flooring.

### Bedroom Two

14'3" x 9'6"

Double bedroom. Double glazed window to the rear and radiator.

### Utility

Double glazed window to the side. Plumbed in for auto washing machine.

### Bedroom Three

14'1" x 7'3"

Double bedroom, Double glazed window to the side and radiator.

### Family Bathroom

8'11" x 10'2"

Frosted double glazed windows to the rear and side.

Four piece suite in white consisting of Low push button flush WC with counter, vanity hand wash basin with mixer tap, large panelled spa jacuzzi bath with mixer tap and corner shower enclosure with mixer show controls, fixed shower head and body massage jets.. Tiled splashbacks and floor, inset ceiling downlighters and radiator. Built in airing cupboard housing condensing boiler and hot water cylinder.

### Second Floor

Aforementioned stairs down and Velux window.

### Bedroom Four

14'1" x 10'10"

Large double bedroom in the loft with double glazed window to the side and radiator. Opening to

### Bedroom Five / Office / Nursery

9'2" x 10'10"

Double bedroom. Double glazed windows to the rear and side.

### Exterior

Small forecourt to the front with wrought iron work.

Private rear yard with timber decked patio. Stunning views from the front overlooking the River Ribble and plenty of on road parking.



