



## Larbreck Avenue, Elswick, Preston PR4 3ZL

£212,500

- Three / Four Bedroom Semi-Detached Dormer Bungalow
- Spacious Lounge
- Driveway Provides Ample Off Road Parking
- Excellent Opportunity
- Situated in the Popular Village of Elswick
- Front and Rear Gardens
- EPC = D
- \*\*\*\*\* No Chain Delay !!!!!

# Larbreck Avenue, Preston PR4 3ZL

OFFERED WITH NO CHAIN DELAY!!!! Three / Four Bedroom Semi-detached Dormer Bungalow situated in the lovely village of Elswick. The property briefly comprises: Entrance Hall, Lounge, Kitchen, Bedroom 1, Bathroom and separate WC to the ground floor. Three further Bedrooms complete the accommodation to the First Floor. Front and rear gardens with Summer House and Driveway provides ample off road parking. EPC = D. \*\*\*\*\* Excellent Opportunity With No Chain Delay!!!!



4



1



1



D

Council Tax Band: C

Tenure: Freehold



### **Entrance Hall**

Approached via a UPVC frosted double glazed door, with attached window, Turned stairs to the first floor, fitted meter cupboard, laminate floor, ceiling light and radiator. Doors to:

### **Lounge**

17'0" x 12'3"

UPVC double glazed French doors and attached windows to the rear, Wall and ceiling lights, laminate flooring and radiator.

### **Kitchen**

17'0" x 8'2"

Double glazed window to the rear and UPVC double glazed window and exterior door to the side. Fitted kitchen with a range of eye and base level units with contrasting worktops. Ceramic 1.5 bowl sink and drainer with tall mixer tap, electric cooker with chimney extractor hood, integrated appliances include: auto dishwasher and washing machine, separate fridge and freezer. Laminate flooring, inset ceiling downlighters and radiator.

### **Bedroom 1**

11'1" x 9'10"

Ground Floor Double Bedroom. UPVC double glazed window to the front. Ceiling light and radiator.

### **Bathroom**

5'2" x 4'11"

UPVC double glazed frosted window to the side. Two piece suite comprising: Panelled bath with glass screen, mixer tap and mixer shower controls with riser rail and shower attachment and vanity unit washbasin with mixer tap. Fully tiled walls and floor, extractor fan, ceiling light and radiator.

### **Separate WC**

UPVC double glazed frosted window to the side. Low level push button WC flush with integral hand washbasin with mixer tap. Fully tiled walls, laminate floor, ceiling light and radiator.

### **First Floor Landing**

Aforementioned stairs down, built in storage cupboard with loft access hatch. Ceiling light, doors to:

### **Bedroom 2**

8'3" x 9'5"

UPVC double glazed window to the side. Ceiling light and radiator.

### **Bedroom 3**

10'0" x 9'10"

UPVC double glazed window to the front. Ceiling light and radiator.

### **Bedroom 4**

9'8" x 9'10" widest point

Internal window to the front allowing natural light. Ceiling light and radiator. Door to a good sized eaves storage area with access to wall mounted combi central heating boiler.

### **Exterior**

Landscaped garden to the front. Driveway to the side allowing ample off road parking and with wrought iron and timber security gates. Private and enclosed easy manageable rear garden with artificial grass, stone chippings, raised flower beds, exterior light and garden water tap. Included is a summer house with UPVC double glazed window and personal access door and with power and lighting.







## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

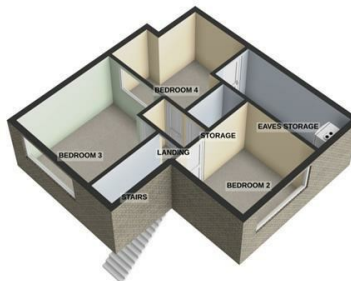
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>60</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

55.1 sq.m. (593 sq.ft.) approx.



FIRST FLOOR  
35.2 sq.m. (379 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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