



Blackpool Road, Lea, Preston, PR2 1XL

Substantial plot | Large gardens front and rear | Masses of off street parking | Three large bedrooms
Two reception rooms | Extended kitchen | Detached workshop garage

Offers Over: £210,000

HUNTERS®
HERE TO GET *you* THERE

Blackpool Road, Lea, Preston, PR2 1XL

Commanding a substantial plot on the sought after Blackpool road sits this imposing semi detached family residence. Having been sympathetically extended this family home features a sizable rear garden backing directly onto Jubilee Park, three bedrooms, a detached garage and masses of off street parking.

Offering maximum privacy due to a unique positioning.

The immaculate and well maintained internal space comprises: An entrance hall. Lounge with a large walk in bay window to the front, a second reception room open to the kitchen, three sizable bedrooms, bathroom and separate WC.

Conveniently located for local amenities such as schools, shops, Preston City Centre and main motorway connections.

EPC D

LOCATION

DIRECTIONS

Entrance Hall

14'03 x 7'01

With laminate flooring, an open stairs case off to the first floor and cloak room.

Lounge

12'10 x 11'06

A bright and spacious reception room with a large walk in bay window to the front and gas fire.

Reception Room 2

12'10 x 11'07

A second reception room with a large walk in bay window with French doors to the rear garden, living flame gas fire with a hand carved Mahogany mantle.

Kitchen

21'03 x 7'01

With matching wall, drawer and base units further enhanced with a tiled splash back. Integrated appliances include an electric fan oven, electric ceramic four ring hob and extractor unit. The space is open to the second reception and features windows and a composite door to the rear.

Bedroom 1

12'10 x 11'06

A bright and spacious master bedroom with a large walk in bay window to the front and a bank off fitted wardrobes and storage.

Bedroom 2

12'11 x 10'03

A large second double bedroom with fitted wardrobes and vanity desk, a walk in bay window to the rear with outstanding views to the garden and Jubilee park.

Bedroom 3

9' x 7'02

With a window to the front and laminate flooring.

Bathroom

5'08 x 8'03

A fully tiled family bathroom comprising of; bathtub with shower over pedestal hand basin and a large airing cupboard.

Detached Garage

(7.32m (24' 0") x 3.66m (12' 0"))

An over sized garage with power, lighting and up and over door.

To the front...

A driveway extends to the side of the property providing off street parking for multiple vehicles, and a low maintenance, manicured garden.

To the rear...

An extensive entry rear garden ideal for a family with block paving seating areas, manicured lawn with feature path, mature planters, two fountains and a gate to the park.

WC

2'07 x 5'04'

Fully tiled with a low flush toilet and window to the side.

OPENING HOURS

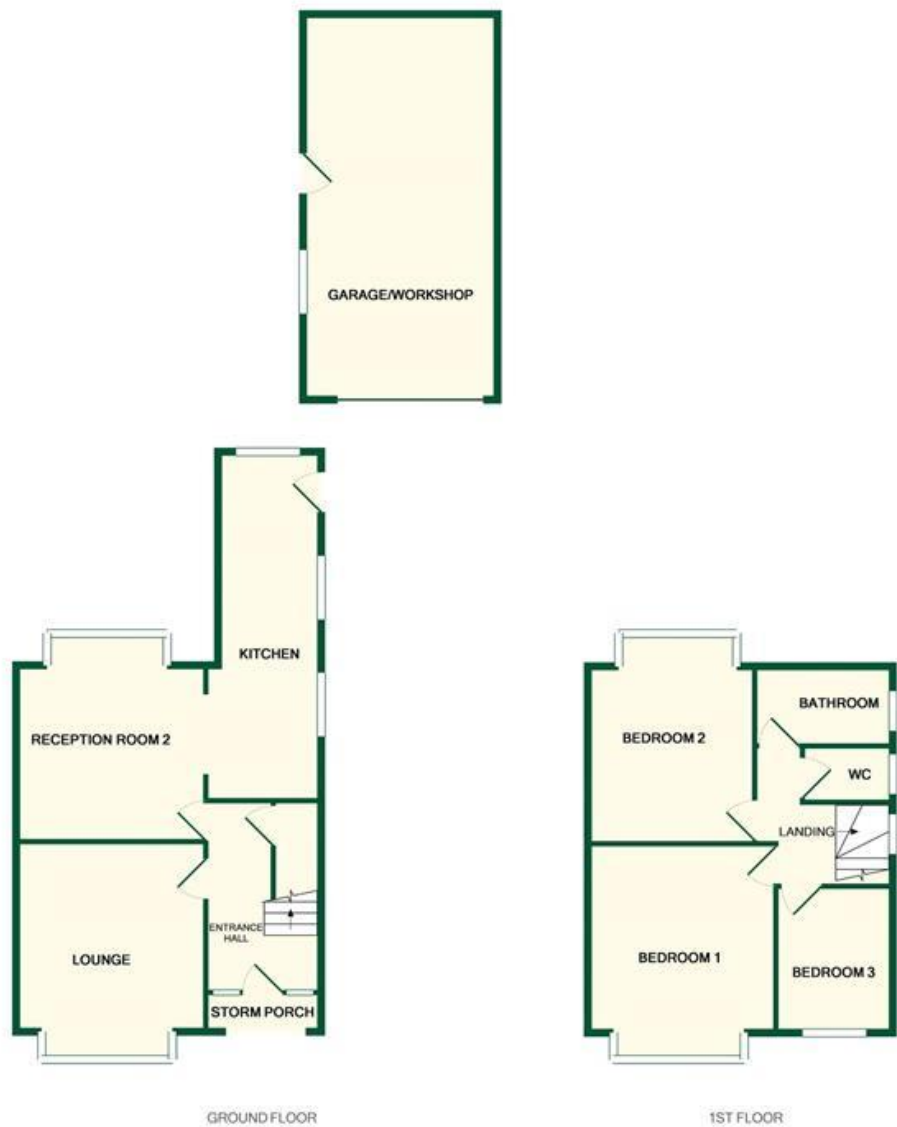
Monday - Friday: 9am - 5:30pm

Saturday: 9am - 4pm

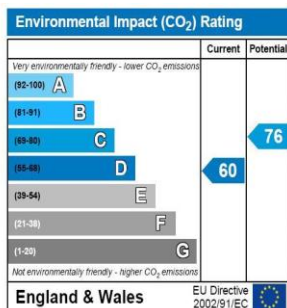
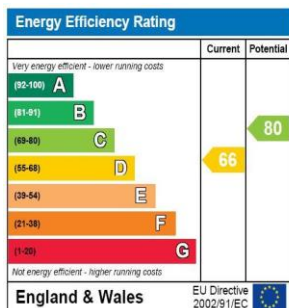
THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Blackpool Road, Lea, Preston, PR2 1XL | £210,000



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 6 Abbey Street, Carlisle, CA3 8TX | 01228 584249
carlisle@hunters.com | www.hunters.com

VAT Reg. No 334 0087 32 | Registered No: 12158581 England & Wales | Registered Office: 6 Abbey Street, Carlisle, England, CA3 8TX
A Hunters Franchise owned and operated under licence by Graeme Madeod Property Ltd

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

