



31A Cuerdale Lane, Preston, PR5 4BJ

Price £410,000



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Property Details

We are delighted to introduce to the market a rare gem located on the prestigious Cuerdale Lane—a three-bedroom detached home that offers both comfort and potential in equal measure. This property, set on a generous plot, is not only a residence but a canvas offering boundless possibilities, whether you're looking to move in, renovate, or rebuild.

Exceptional Location and Views

Situated in the scenic area of Cuerdale Lane, the home is conveniently nestled close to all necessary amenities including transport links for easy commuting and excellent schools for family convenience. The highlight, however, remains the home's ability to offer stunning views, making every look outside the window a picturesque moment.

Unique Design and Spacious Interiors

Upon entering, you are welcomed into a spacious hallway that leads to a cloakroom and a descending staircase to the main living area. The property's split-level design adds an element of uniqueness, encouraging exploration. The large lounge is designed with open-plan living in mind, featuring expansive sliding doors that open up to a tranquil rear garden, allowing natural light to flood the space and provide continuous views of the verdant surroundings.

Versatile Living Spaces

Adjacent to the lounge is the dining area, positioned perfectly to overlook the front of the property. The seamless flow into the kitchen ensures that this heart of the home is both functional and inviting, equipped with modern fixtures and essential appliances. Steps down lead to a utility room with external access, adding practicality and ease to daily chores. Additionally, the property offers a flexible room that can serve as a home office or an additional bedroom, further enhancing the versatility of the living space.

Comfortable and Private Bedrooms

The lower floor of the home houses two generously sized double bedrooms, each equipped with ample built-in storage. These rooms are served by a comprehensive family bathroom, ensuring comfort and convenience for all household members.

The additional storage space under the lounge is a thoughtful inclusion, addressing the need for extra storage solutions within the home.

Outdoor Splendor and Potential

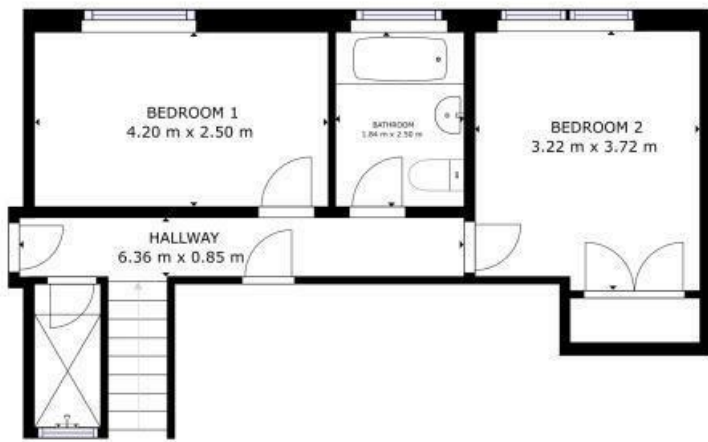
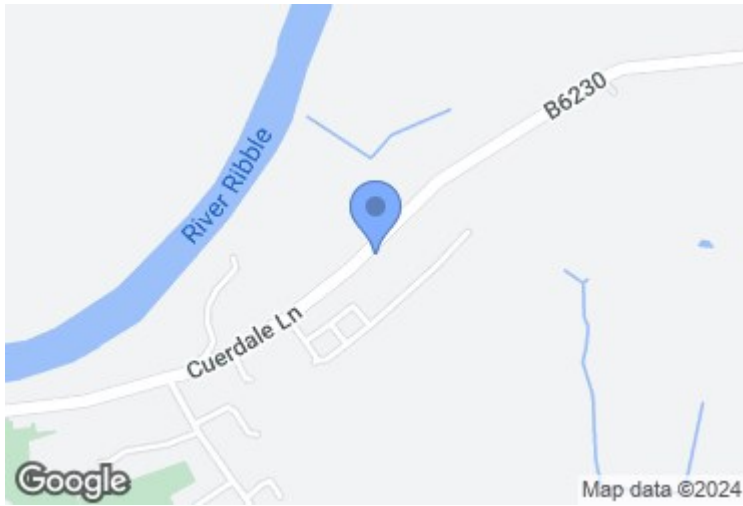
One of the standout features of this property is its meticulously maintained gardens. The rear garden, accessible via dual entry points, is a haven for relaxation and entertainment, designed to take full advantage of the breathtaking views. The front garden welcomes visitors with tiered stone steps, creating an inviting space for gatherings and celebrations.

The property also includes a driveway and additional parking accessible via the drive, offering ample space for vehicles—a must-have for any modern family or professional.

A Future Full of Possibilities

This property does not just offer a home; it offers potential. With its spacious plot and existing structure, new owners have a unique opportunity to expand, renovate, or even consider building anew. This flexibility makes it an attractive option for families looking to create their dream home or for investors and developers seeking a project with significant upside potential.





FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 41.05 m², FLOOR 2: 74.75 m²
 TOTAL: 115.08 m²
 *SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(19-34) E		
(1-30) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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