



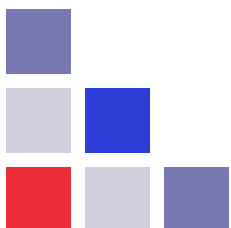
## Park Close

***NO CHAIN***

Ribbleton, Preston PR2 6YW

Hazelwells are delighted to offer for sale this well presented 4 bed detached house situated in a popular residential location. The property offers spacious accommodation of approximately 1720 sqft (160 sqm) with an exceptional balance of contemporary design and practical living space. Positioned in the popular area of Preston, this property is perfectly suited for growing families. The accommodation briefly comprises; hallway, wc, study, lounge, open-plan rear extension combining kitchen, dining, and living spaces, primary bedroom with en suite shower room, three further bedrooms and a family bathroom. Double glazing and gas central heating. The property has an enclosed rear garden, double driveway and double garage with power door. Offered with the distinct advantage of no onward chain, viewings are highly recommended to fully appreciate.

**£465,000**



**Hazelwells**  
sales & lettings

## Hallway

12' 10" x 7' 9" (3.92m x 2.36m)

Stairs to the first floor, panel radiator, under stair storage cupboard.

## WC

2' 9" x 4' 6" (0.84m x 1.37m)

Two piece suite comprising wc and wash hand basin, double glazed window to the front and panel radiator.

## Lounge

17' 0" x 11' 0" (5.17m x 3.35m)

Double glazed bay window to the front, panel radiator and a feature fireplace.

## Study

7' 5" x 6' 6" (2.25m x 1.99m)

Double glazed window to the front, panel radiator.

## Kitchen Living room

10' 4" x 26' 0" (3.15m x 7.92m)

A luxury modern fitted kitchen with wall and base units, complementary work surfaces, tiled splash backs, sink and drainer with mixer tap, electric oven, gas hob with extractor over, integrated fridge freezer, dishwasher and microwave. Breakfast bar. Open plan to the dining/living area with feature radiator, fire place with exposed brick, stone hearth and log burner.

## Living Room / Bar

11' 6" x 17' 5" (3.50m x 5.31m)

A generous rear extension providing additional living space which is seamlessly linked to dining kitchen. Perfect for entertaining and daily family life. Feature radiator, double glazed windows and direct access to the garden.

## Utility Room

5' 1" x 7' 1" (1.55m x 2.15m)

Modern fitted wall and base units with complementary work surfaces and tiled splash backs. Stainless steel sink and mixer tap. Space for washing machine and dryer, gas boiler. Double glazed door to the side and a panel radiator.

## Landing

Providing access to all first floor rooms, storage cupboard housing the hot water cylinder, loft access. The loft has a pull down ladder and is boarded.



### Bedroom 1

15' 7" x 11' 2" (4.76m x 3.41m)

Double glazed window to the front, panel radiator and fitted wardrobes.

### En Suite

6' 9" x 5' 11" (2.05m x 1.81m)

Three piece suite comprising wc, pedestal wash hand basin and shower. Double glazed window to the front, panel radiator

### Bedroom 2

12' 6" x 11' 2" (3.81m x 3.41m)

Double glazed window to the front, panel radiator.

### Bedroom 3

11' 10" x 7' 11" (3.61m x 2.42m)

Double glazed window to the rear, panel radiator.

### Bedroom 4

11' 1" x 8' 4" (3.37m x 2.55m)

Double glazed window to the rear, panel radiator.

### Family Bathroom

5' 10" x 9' 1" (1.77m x 2.77m)

Modern three piece suite comprising panel bath with shower over, wc & wash hand basin inset vanity unit. Double glazed window to the rear and chrome towel rail radiator.

### Garage

17' 1" x 17' 4" (5.20m x 5.29m)

Double garage with power door, power sockets and light, door to the rear garden

### Exterior

Garden fronted with low maintenance stone and mature shrubs, Indian Sandstone pathway leading to the front door. Double width driveway provide ample off road parking.

### Rear Garden

A private enclosed rear garden with patio, BBQ area, gate access to the side.

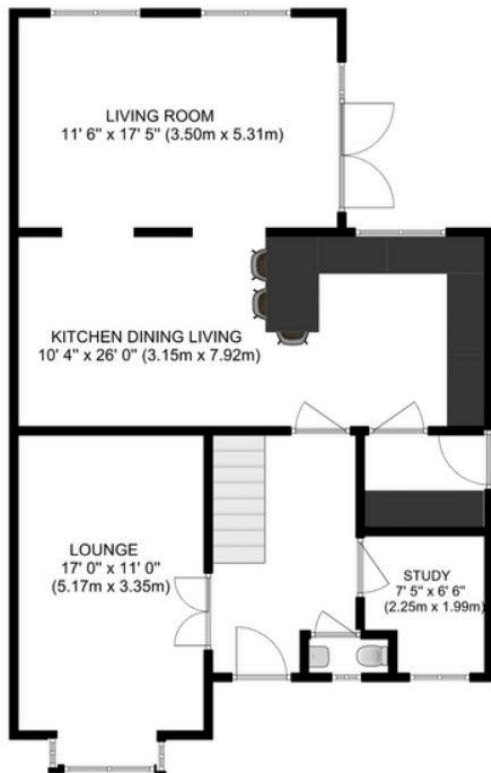
Tenure: We have been advised that the property is Leasehold, 999 years from 2002

Ground rent: £100 per annum

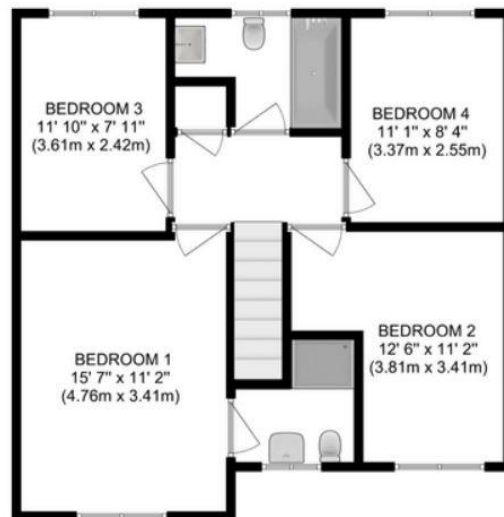
EPC: C

COUNCIL TAX BAND: D





GROUND FLOOR



FIRST FLOOR

FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY

If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.