



11 Ardee Road, Preston, PR1 8EN

£195,000

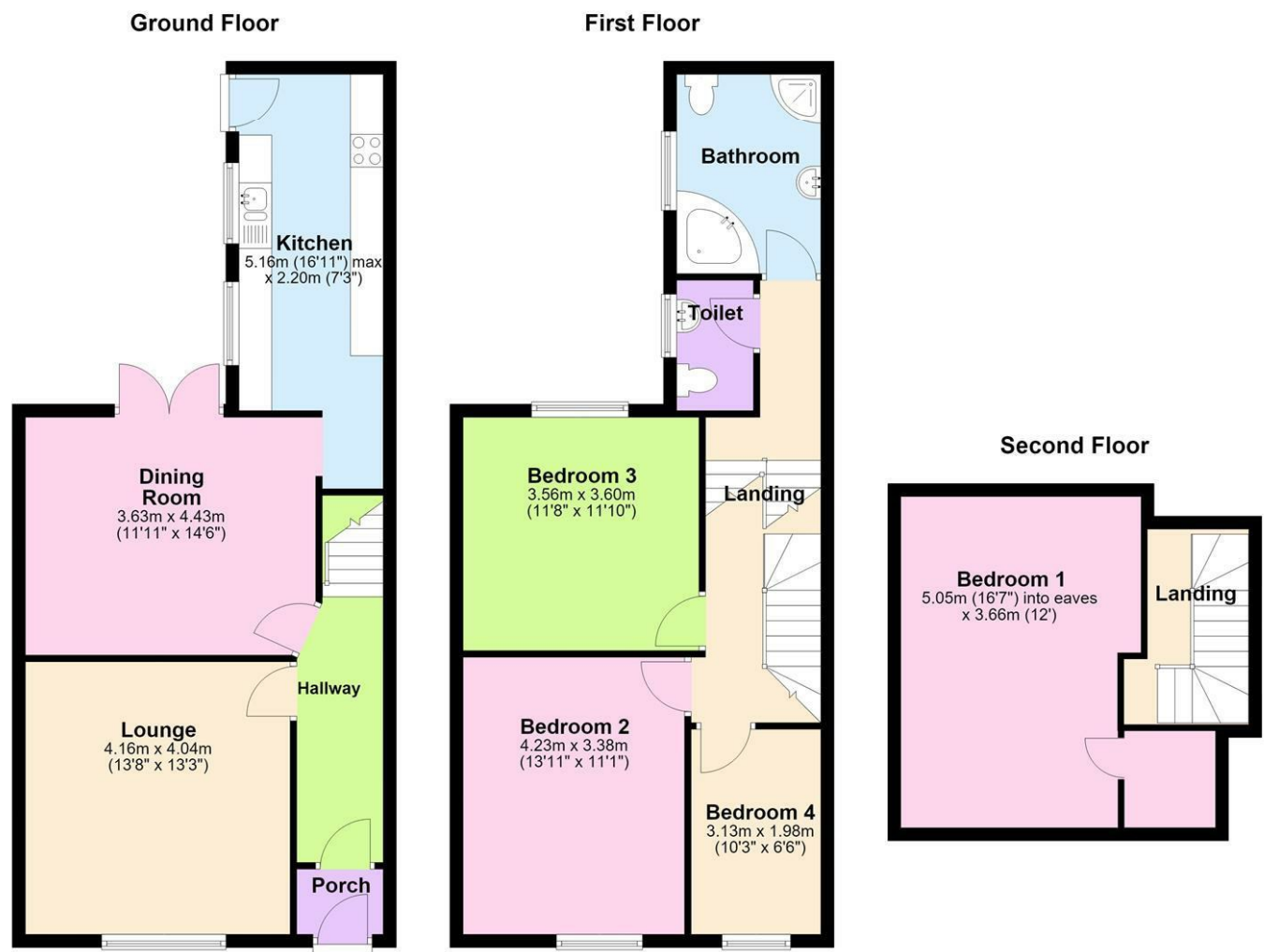
Positioned in a vibrant and popular location just off Broadgate, this exquisite four-bedroom turn-of-the-century mid-terrace home is presented in immaculate condition throughout. Retaining a wealth of original character and charm, from soaring high ceilings to classic architectural detailing, this property offers exceptionally spacious accommodation across three beautifully appointed floors.

Stepping through the front door, an inviting entrance hall leads into two large, light-filled reception rooms. The front lounge provides a grand setting for relaxing, while the second reception room offers versatile space as a formal dining area or secondary family room. Beyond sits a spacious galley kitchen, thoughtfully arranged with ample storage and worktop space, opening directly out to the rear.

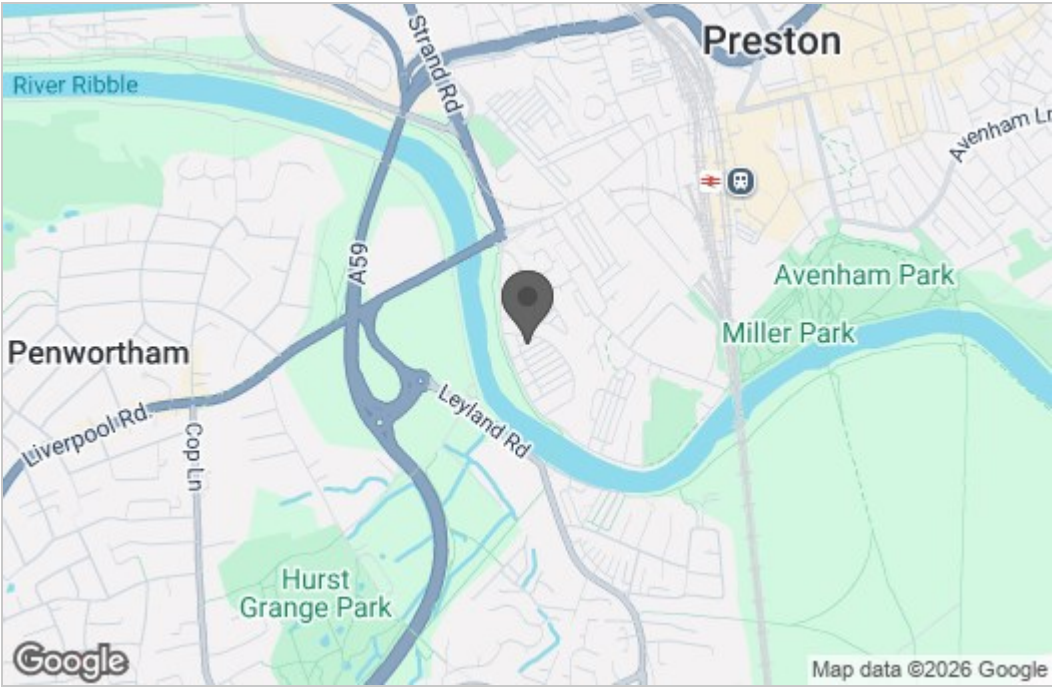
On the first floor, you will find two generous double bedrooms alongside a good-sized large single bedroom, perfect for a home office or nursery. This level also features a stylish, surprisingly large family bathroom accompanied by the practical convenience of a separate toilet. Ascending to the second floor, a cleverly executed loft conversion reveals a third substantial double bedroom, serving as a bright, peaceful top-floor retreat.

Externally, the home benefits from a private, low-maintenance rear courtyard garden, ideal for alfresco dining and outdoor relaxation. Impeccably maintained and situated in a highly desirable location close to local amenities, this turn-key property offers the complete package for modern family living. Please get in touch if you have any questions or would like to arrange a viewing.

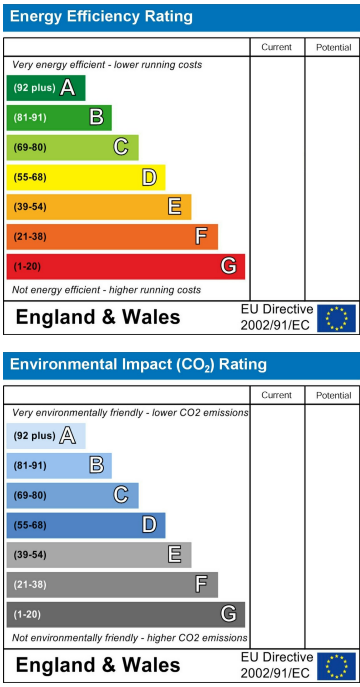
Floor Plan



Area Map



Energy Efficiency Graph



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