



52 Parkside

, Lea, PR2 1YS

£160,000



This spacious two double bedroom semi-detached property is positioned in a quiet cul de sac in the sought after location of Parkside, Lea, close to the park and a wooded area with duck pond, this fantastic home would be ideal for any professional couple or small family.

The property is ideally situated and close to all local amenities including shops, schools, bars, golf clubs and has excellent transport routes into Preston City Centre.

Benefitting from UPVC Double glazing throughout and composite double glazed front door, gas central heating, Lounge with feature fireplace, large dining kitchen with door to rear garden and private driveway providing off road parking for 2 to 3 vehicles, 2 double bedrooms and a family bathroom, all neutrally decorated throughout. The property also, has the potential to extend to the side and rear, subject to relevant planning consents.



Ground Floor

- Entrance Porch 4' x 3'5 (1.22m x 1.04m)
- Reception Room 13'11 x 12'3 (4.24m x 3.73m)
- Kitchen 12'4 x 10'3 (3.76m x 3.12m)

First Floor

- Landing 6'5 x 5'1 (1.96m x 1.55m)
- Bedroom One 12'3 x 10'3 (3.73m x 3.12m)
- Bedroom Two 10'5 x 6'11 (3.18m x 2.11m)
- Bathroom 7'4 x 5'1 (2.24m x 1.55m)

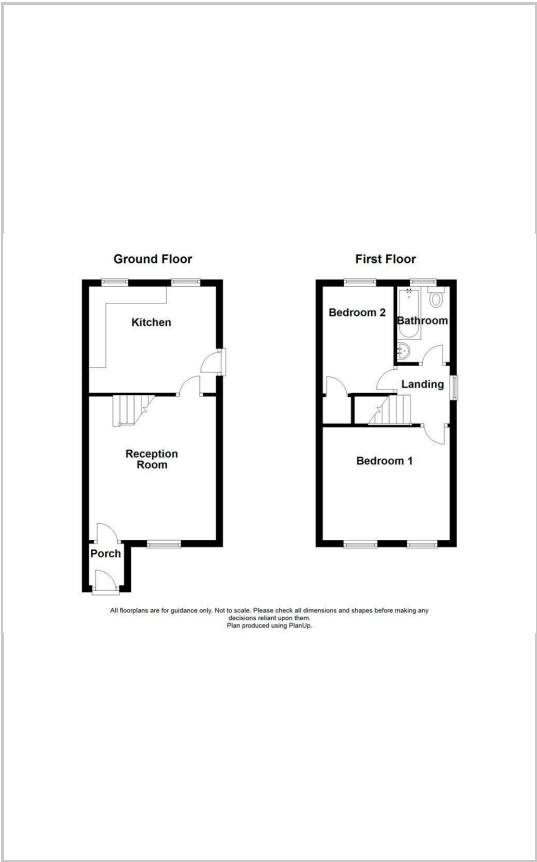
External

- Front
- Rear

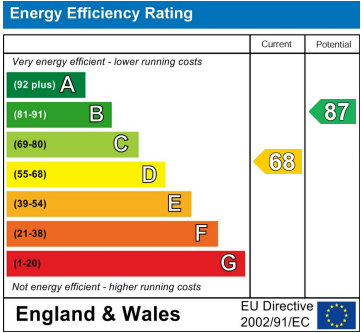
Area Map



Floor Plans



Energy Efficiency Graph



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