



32 Crofters Green, Preston, PR1 7UG

£165,000

- Stunning semi-detached home
- Annex bedroom on ground floor
- Spacious modern kitchen/diner
- Located in Crofters Green
- Viewing highly recommended
- Two double bedrooms
- Driveway and front and rear gardens
- Shower room and downstairs W/C
- Popular residential location

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Welcome to this stunning semi-detached home located in the desirable area of Crofters Green, Preston. This charming property boasts two generously sized double bedrooms, providing ample space for relaxation and comfort. Additionally, there is a convenient annex bedroom situated on the ground floor, perfect for guests or as a private study.

As you enter the home, you will be greeted by an inviting reception room, ideal for entertaining or enjoying quiet evenings in. The spacious and modern kitchen/diner is a true highlight, offering a wonderful space for family meals and gatherings. The property also features a well-appointed shower room and a downstairs W/C, adding to the convenience of everyday living.

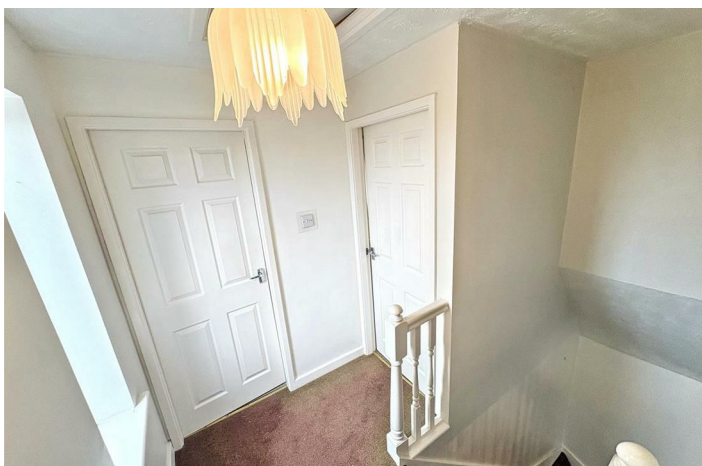
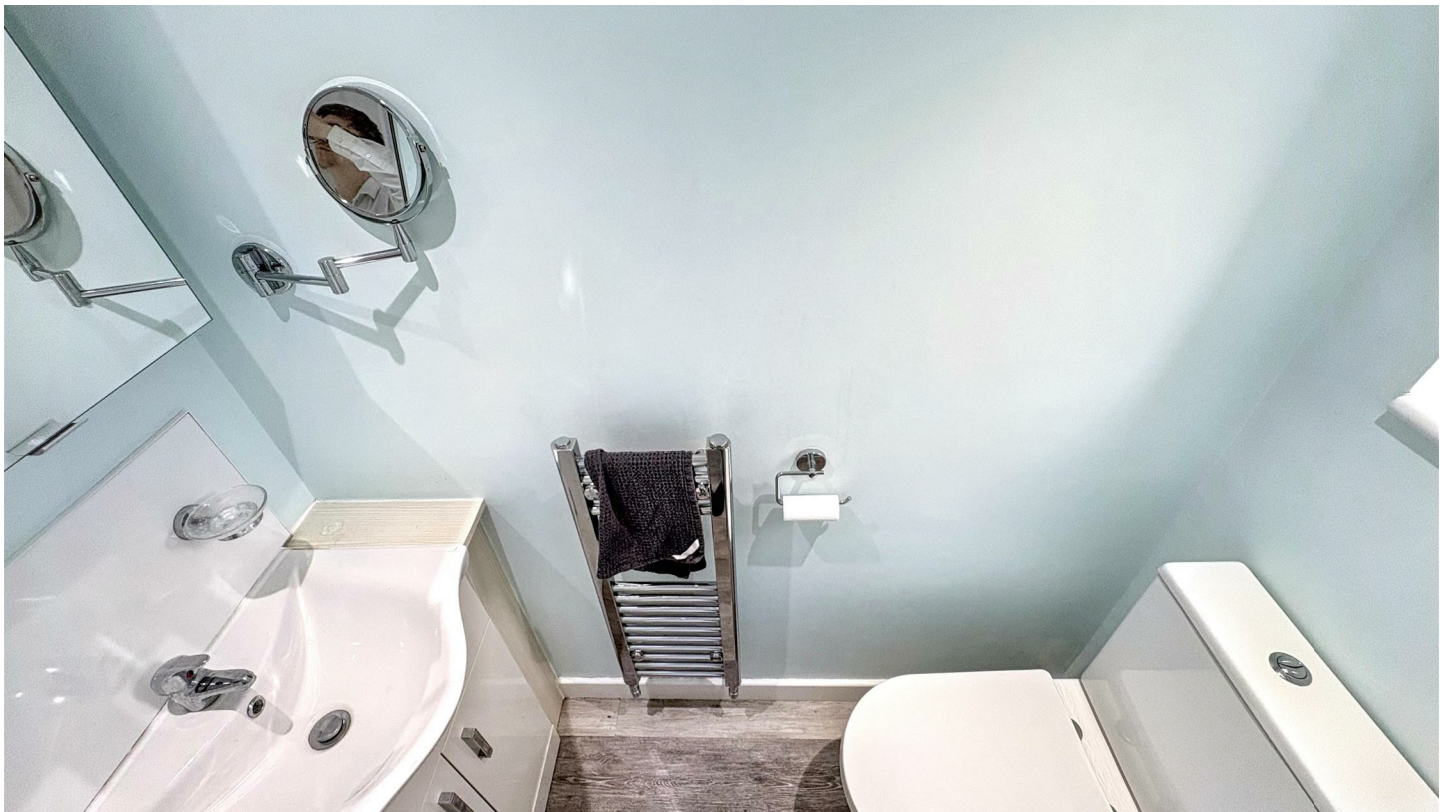
Outside, the property is complemented by a driveway, providing off-street parking, as well as front and rear gardens that offer a lovely outdoor space for gardening or relaxation. Situated in a popular residential location, this home is close to local amenities and transport links, making it an excellent choice for families and professionals alike.

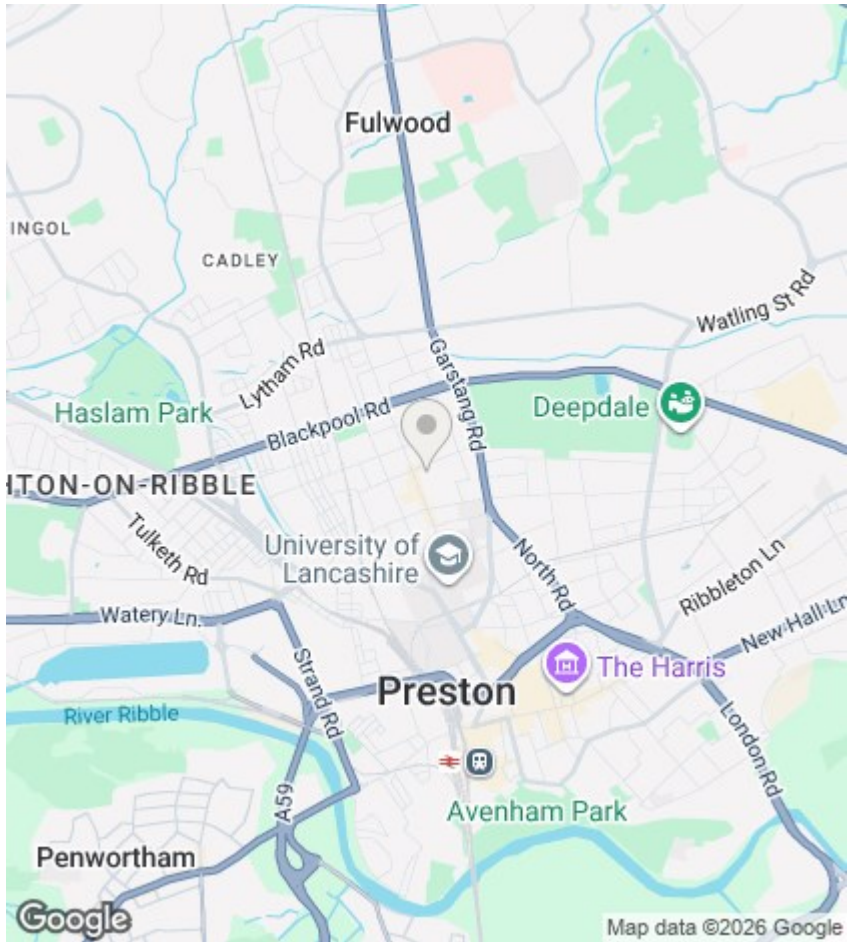
This semi-detached house is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming community. Don't miss the chance to make this delightful property your new home.

Each individual buyer will be subject to an AML check at a cost of £30 plus VAT per person



Council Tax Band: B





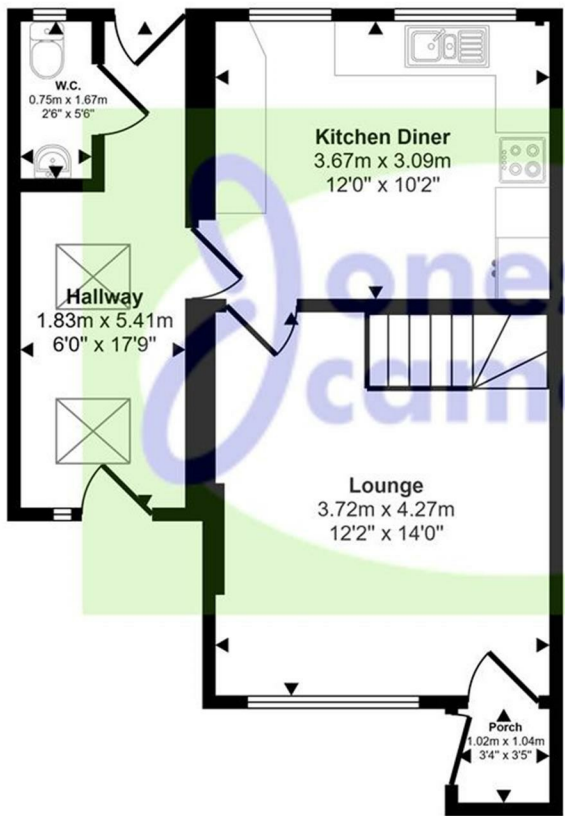
Directions

Viewings

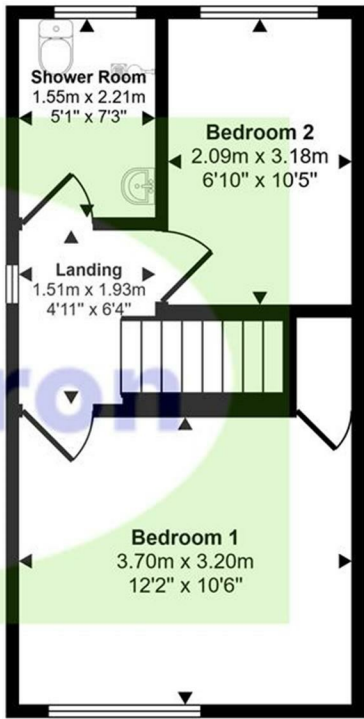
Viewings by arrangement only. Call 01772 888 887 to make an appointment.

EPC Rating:

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



Ground Floor
Approx 40 sq m / 434 sq ft



First Floor
Approx 29 sq m / 308 sq ft