



## Garstang Road North, Preston, PR4 3DE

**£180,000**

**EXCELLENT VALUE FOR MONEY!!!** We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom mid terraced house, situated in Wesham!





# 4 Garstang Road North, Wesham, Preston, PR4 3DE

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom mid terraced house, situated in Wesham. Benefiting from spacious living accommodation, loft conversion currently being used as a 4th bedroom and en-suite shower room.

The living accommodation briefly comprises of; lounge, dining room, kitchen to the ground floor. To the first floor, 3 bedrooms, en-suite shower room and bathroom. Spacious loft conversion, used as additional bedroom,

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Council tax band - B

## GROUND FLOOR

**Lounge 10'9" x 14'4" (3.28m x 4.38m)**

Carpet flooring with bay fronted window, electric fireplace and Venetian blind

**Dining room 12'5" x 14'11" (3.80m x 4.55m)**

High quality wood effect laminate flooring with patio doors leading to the rear garden and electric fire in log burner style

**Kitchen 17'11" x 8'9" (5.48m x 2.68m)**

Tile flooring with spotlighting and spacious pantry cupboard under stairs. A range of fitted kitchen units, worktops and high specification integrated kitchen appliances,

including NEFF hide and slide oven, NEFF 5 ring gas hob, BOSCH American style twin door fridge-freezer with filtered dispenser, BOSCH integrated dishwasher, washer/dryer and 3 in 1 boiled water tap

## FIRST FLOOR

**Bedroom 10'11" x 15'11" (3.33m x 4.86m)**

Carpet flooring with window to the front elevation, curtains and Venetian blind. Free-standing solid pine wood furniture, including 2 double wardrobes, 2 bedside tables and chest of drawers

## En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and spotlighting

**Bedroom 9'10" x 9'9" (3.00m x 2.98m)**

Carpet flooring with window to the rear elevation, curtains and Venetian blind

**Bedroom 8'11" x 9'1" (2.72m x 2.78m)**

Carpet flooring with window to the rear elevation, curtains and Venetian blind

## Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and spotlighting

## LOFT CONVERSION

**Loft room 12'9" x 11'5" (3.90m x 3.49m)**

Carpet flooring with 2 Velux windows and blind

## EXTERNAL

Private rear yard, enclosed by boundary brick wall and accessible via patio doors from the dining room. Roadside parking to the front and rear of the property.









