



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold

Offers in excess of £190,000
Church Road, Great Preston



Offered for sale with no onward chain is this three-bedroom semi-detached home, occupying a pleasant corner position on Church Road in Great Preston.

The accommodation briefly comprises: an entrance hallway, fitted kitchen, spacious lounge, and useful storage room to the ground floor. To the first floor is a landing leading to three well-proportioned bedrooms and a modern shower room. The property further benefits from double-glazed windows and gas central heating throughout.

Externally, the front driveway provides off-road parking for several vehicles and leads to a garage. To the rear, there is a fully enclosed, low-maintenance garden – ideal for those seeking an easy-to-manage outdoor space.

Early viewing is recommended. For further information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

Kitchen *2.97m x 2.60m (9' 9" x 8' 6")*

Fitted kitchen with a range of wall and base units and integrated appliances consisting of, sink with mixer tap, space for washing machine and fridge freezer if required. Fully tiled with double glazed window and door to utility area.

Living Room *6.84m x 3.00m (22' 5" x 9' 10")*

Dual aspect living room with feature fireplace with mantelpiece surround. Coving to ceiling, double glazed windows and two centrally heated radiators.

Bedroom 1 *3.34m x 3.07m (10' 11" x 10' 1")*

Double bedroom with a range of fitted wardrobes, double glazed window and centrally heated radiator.

Bedroom 2 *3.16m x 2.60m (10' 4" x 8' 6")*

Double bedroom with a range of fitted wardrobes, double glazed windows and centrally heated radiator.

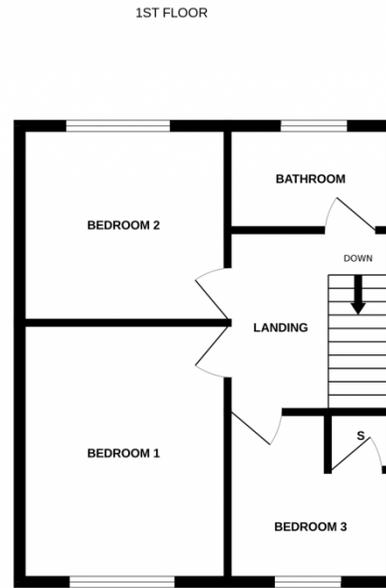
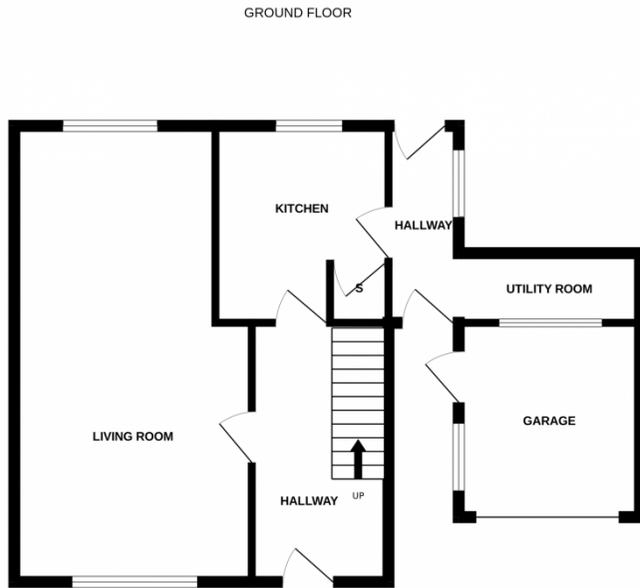
Bedroom 3 *2.57m x 2.50m (8' 5" x 8' 2")*

Single bedroom with a range of fitted wardrobes, double glazed windows and centrally heated radiator.

Bathroom *2.25m x 1.53m (7' 5" x 5')*

Modern fitted shower room with white three piece suite comprising of WC, hand basin and shower tray with surround.

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| Energy Efficiency Rating | | |
|--|-----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: Church Road, Great Preston



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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