

GUILDHALL

SALES & LETTINGS



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1 Clifton Lane

Clifton, Preston, PR4 0YD

Asking Price £325,000



****SEMI-DETACHED PROPERTY WITH PLANNING IN PRINCIPAL FOR AN ADDITIONAL DWELLING****

Nestled in the desirable area of Clifton Lane, Clifton, Preston, this charming family home presents an excellent opportunity for those seeking comfort and convenience. With a delightful play park situated just across the road, it is an ideal location for families with children.

The property boasts two spacious reception rooms, both featuring elegant bay windows that allow natural light to flood the space, creating a warm and inviting atmosphere. The large kitchen is perfect for family gatherings, offering a seamless flow into the living areas, making it an ideal setting for entertaining guests or enjoying quality time with loved ones.

Upstairs, you will find three well-proportioned bedrooms, two of which are doubles and come equipped with built-in storage, ensuring ample space for all your belongings. The three-piece bathroom suite is functional and well-appointed, catering to the needs of the household.



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Porch

3 x UPVC double glazed windows, tile floor, UPVC double glazed door, UPVC double glazed frosted leaded door to hall.

Hall

1 x spot light point , smoke alarm, doors to reception rooms 1 and 2, stairs to first floor.

Reception Room

UPVC double glazed bay window, 6 x spot light points, central heating radiator, coving, wall mounted fire, UPVC double glazed doors to rear, door to kitchen.

Kitchen

2 x UPVC double glazed windows, central heating radiator, tile splash back, range of wall, drawer and base units, laminate worktop, extractor hood, 4 ring gas hob, high rise oven, sink with mixer tap, door to reception rooms, tile floor.

Reception Room 2

UPVC double glazed bay window, central heating radiator, 4 x spot light points, coving, wall mounted fire, door to kitchen.

Landing

Loft access, UPVC double glazed window, smoke alarm, doors to bedroom 1-3, bathroom, stairs to ground floor, storage cupboard.

Bedroom 1

UPVC double glazed window, central heating radiator, cupboard.

Bedroom 2

UPVC double glazed window, central heating radiator, cupboard.

Bedroom 3

UPVC double glazed window, central heating radiator.

Bathroom

UPVC double glazed frosted window, central heating radiator, 4 x spot light points, full tile walls, pedestal wash basin with mixer tap, low rise WC, panelled bath with mixer tap, electric overhead shower, lino floor.

Front Garden

Lawn, concrete path.

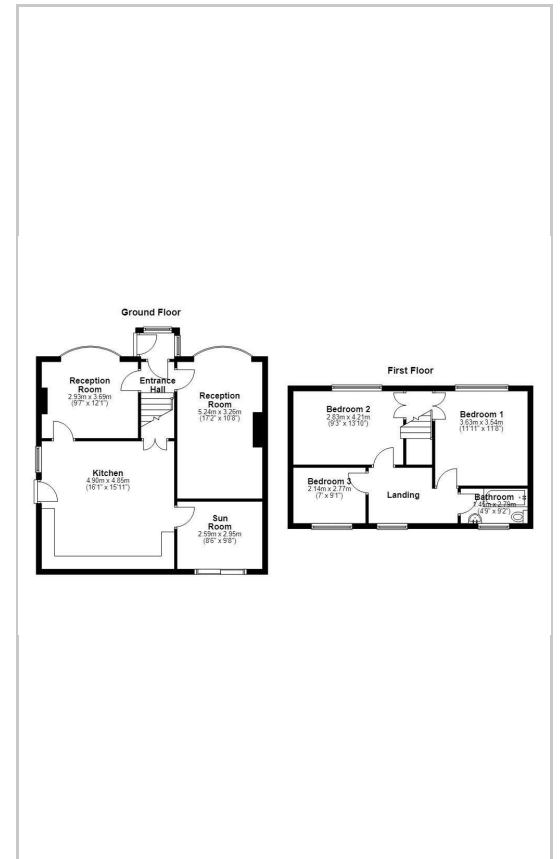
Rear Garden

Flagged with stones, lawn, concrete driveway to garage.

Area Map



Floor Plans



Energy Efficiency Graph

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	

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