tempo
LOCAL & ONLINE ESTATE AGENTS

£230,000

Central Avenue Wesham, Preston, PR4 3DL

- THREE BEDROOM DETACHED FAMILY HOME
- QUIET LOCATION IN WESHAM
- EXCELLENT COMMUTER LINKS WITH SHORT WALK TO RAILWAY STATION
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- SOLAR PV PANELS GENERATING APPROX £2000 PER ANNUM
- PRICED REALISTICALLY OFFERING AN EXCELLENT OPPORTUNITY
- NO CHAIN DELAY!!!

Contact Annette & Team Tempo NOW

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Central Avenue, Wesham, Preston PR4 3DL

Tempo are delighted to present this 3 bedroom detached family home offered with no chain delay. The location of this property is particularly advantageous, as it provides easy access to local amenities, schools, and transport links including the railway station, making it an excellent choice for families and professionals alike. Offering plenty of potential, the property would benefit from an update. Briefly comprising:- Entrance Hall, Dining Lounge, Kitchen, Second Reception Room and Shower Room complete the accommodation to the ground floor. Three well proportioned bedrooms and a family bathroom complete the first floor.

Wrap around gardens to 3 sides with well maintained gardens, decking with pergola and imprinted concrete driveway provide plenty of off road parking. The detached garage has electric up and over door and power and lighting. Overall an excellent opportunity and realistically priced!!!!

3 2 1 B

Council Tax Band: D

Tenure: Freehold

Entrance Hall
The entrance hall welcomes you with patterned carpet underfoot and wallpapered walls, leading directly to the stairs and providing access to the rest of the ground floor. A traditional wooden banister runs alongside the staircase, adding character to the space. Doors to the following rooms-

Dining Lounge
22'2" x 12'2"
The dining lounge is a spacious, well-lit area with large windows allowing plenty of natural light to fill the room. The patterned carpet and neutral walls create a warm and inviting atmosphere, ideal for relaxing or entertaining guests.

Second Reception Room
11'11" x 10'12"
The second reception room is a versatile space with a wood-effect floor and neutral walls. A large window and french door leading outside ensure the room is bright and airy, making this a comfortable area for living.

Kitchen
9'6" x 11'2"
The kitchen is practical and well-proportioned, featuring a tiled floor and plenty of cabinetry along one wall and integral electric hob. There is space for a table and chairs and natural light streams in through the window over the sink and exterior door to the outside.

Ground Floor / Shower Room
6'7" x 6'3"
The shower room on the ground floor is compact yet functional, equipped with a step in shower and mixer controls, a vanity unit with wash basin, and a toilet. The wood-effect flooring complements the light-coloured walls, making the space appear fresh and clean.

Bedroom 1
11'6" x 12'2"
Bedroom 1 is a comfortable double room with carpeted flooring. The room features a large window with curtains, door leading to eaves storage and built-in wardrobes with a gloss finish provide ample storage. Wallpaper with a floral pattern adds a touch of character to the space.

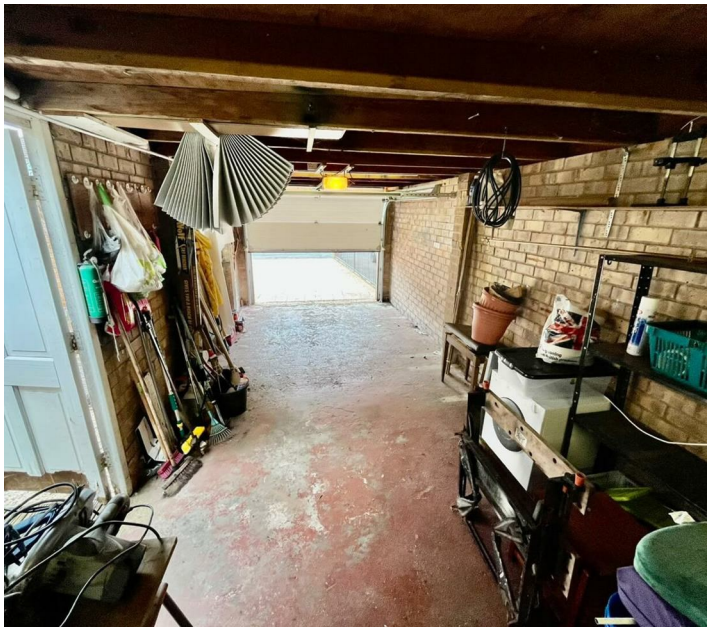
Bedroom 2
9'2" x 11'2"
Bedroom 2 is a bright room with a window overlooking the side of the property. It has a neutral colour scheme, wood-effect flooring, and offers sufficient space for furniture and storage.

Bedroom 3
9'6" x 10'10"
Bedroom 3 is a modest sized room with carpet flooring. It features built-in storage cupboards beneath the sloped ceiling and a window allowing natural light to enter, making it a cosy and practical space.

Bathroom
6'9" x 6'7"
The bathroom is fitted with a white panelled bath with shower attachment, a wash basin set within a vanity unit, and a close-coupled toilet. The walls are tiled partway up and the floor is tiled in a matching neutral tone, creating a clean and fresh appearance.

Garden
The property has wrap around gardens to three sides and a further access walkway ideal for bin storage. It features a decked seating area sheltered by a pergola, ideal for outdoor relaxation and entertaining and garden water tap. Beyond the decking, the garden continues with a well-maintained space enclosed by walls and fencing, offering privacy and a pleasant outdoor environment.

Front Exterior
The front exterior of the property is characterised by a low brick wall enclosing a gravelled garden with raised beds containing various plants and shrubs. The property is a distinctive detached home with solar panels on the roof and a driveway providing parking for upto three cars and access to the detached brick garage, which has an electric remote up and over door and power and lighting.



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FOR SALE

Notice

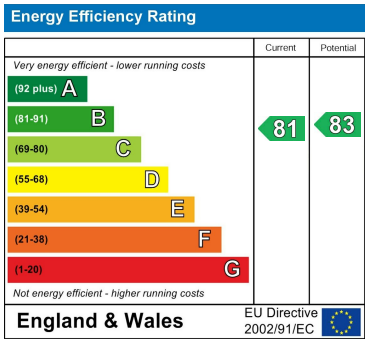
Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

B



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