

# GUILDHALL

SALES & LETTINGS



## 12 First Avenue

Clifton, Preston, PR4 0DD

Offers Over £340,000



Nestled in the desirable area of First Avenue, Clifton, Preston, this recently renovated house offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive.

The heart of the home is undoubtedly the stunning kitchen extension, which creates an inviting open plan living and dining area. This layout not only enhances the flow of the home but also provides a wonderful space for entertaining guests or enjoying family meals. The contemporary design and high-quality finishes make this area both functional and stylish.

In addition to its impressive interior, the property boasts a garage and off-street parking for up to three cars, a rare find in this sought-after location. This feature ensures convenience and security for your vehicles, making daily life that much easier.

With its prime location, modern amenities, and generous living space, this house on First Avenue is a fantastic opportunity for anyone looking to settle in Clifton. Whether you are a growing family or simply seeking a



## Hall

UPVC double glazed frosted window, composite front door, central heating radiator, smoke alarm, tile floor, stairs to first floor, doors to WC, reception room and kitchen.

## WC

UPVC double glazed window, low rise WC, pedestal wash basin with mixer tap, central heating radiator, tiled floor.

## Reception Room 1

UPVC double glazed bay window, central heating radiator, 10 x spot lights, media wall and electric fire.

## Kitchen

UPVC double glazed bi folding doors to rear, UPVC double glazed Vaulted skylight, central heating radiator, 18 x spotlighting, smoke alarm, range of wall, drawer and base shaker style units, marble effect laminate work surfaces, mirrored splash back, porcelain sink with mixer tap, induction hob with built-in extractor, double oven, tiled floor.

## Landing

UPVC double glazed frosted window, loft access, smoke alarm, stairs to ground floor, door to bedrooms 1,2,3,4, and bathroom, dado rail and paneling.

## Bathroom

UPVC double glazed frosted window, central heating towel rail, fully tiled to complement, dual flush WC, panelled bath and main feed waterfall head and mixer tap, wall mounted vanity and mixer tap, tiled floor.

## Bedroom 1

UPVC double glazed window, central heating radiator, built-in wardrobes.

## Bedroom 2

UPVC double glazed window, central heating radiator, wall paneling.

## Bedroom 3

UPVC double glazed window, central heating radiator, built-in wardrobes.

## Bedroom 4

UPVC double glazed window, central heating radiator, built-in wardrobe.

## Garage

UPVC double glazed frosted window, electric point, plumbing for washing machine.

## Front Garden

Lawn, tarmac driveway leading to garage.

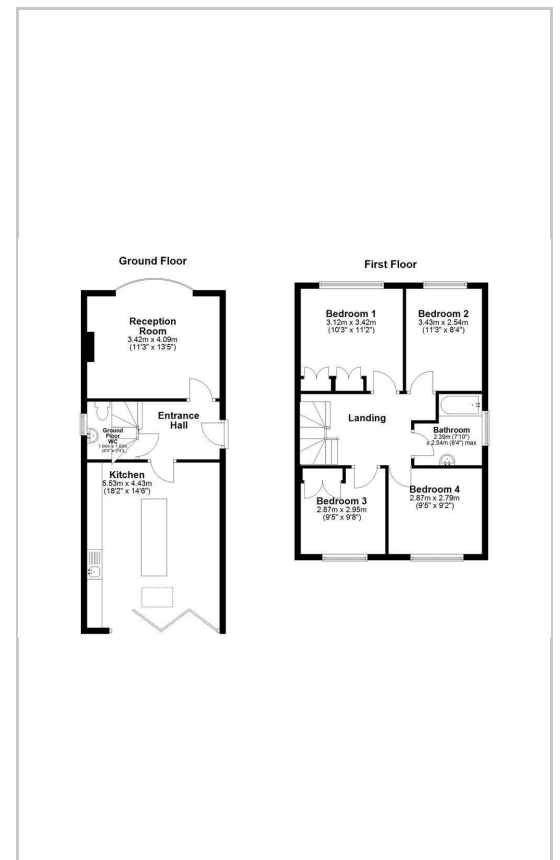
## Rear Garden

Porcelain paving, enclosed.

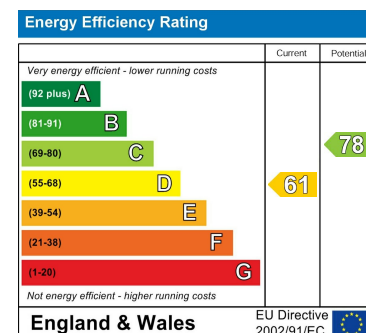
## Area Map



## Floor Plans



## Energy Efficiency Graph



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