



42 Hawthorn Crescent

Lea, Preston, PR2 1RD

Offers Over £245,000



Welcome to this charming family home located on Hawthorn Crescent in the delightful area of Lea, Preston. This property is move-in ready, making it an ideal choice for those looking to settle in without delay.

As you enter, you will be greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for family gatherings or entertaining guests. The large fitted kitchen/diner is a standout feature, providing ample space for cooking and dining, while the utility space in the conservatory adds practicality to everyday living.

The main bedroom, conveniently located on the ground floor, ensures ease of access and comfort. Accompanying this is a well-appointed family bathroom, making it ideal for those who prefer single-level living. Upstairs, you will find the second and third bedrooms, which are complemented by a modern shower room, providing additional convenience for family members or guests.

Outside, the property boasts off-street parking, a valuable asset in this area. The low maintenance rear garden offers a peaceful retreat, perfect for enjoying the outdoors without the burden of extensive upkeep.



Ground Floor

- Lounge 15'71 x 12'11 (4.57m x 3.94m)
- Kitchen 12'21 x 23'54 (3.66m x 7.01m)
- Laundry Room 13'0 x 5'10 (3.96m x 1.78m)
- Bathroom 6'95 x 5'33 (1.83m x 1.52m)
- Bedroom Two 12'72 x 11'33 (3.66m x 3.35m)

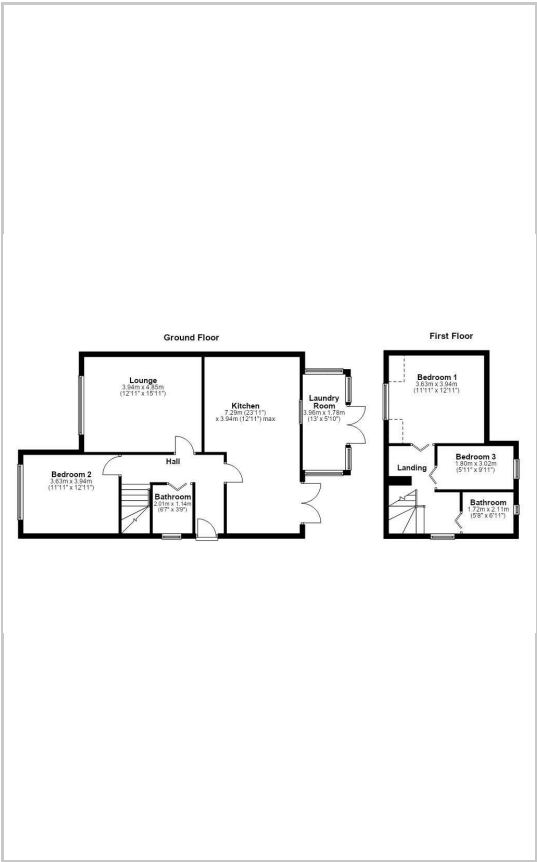
First Floor

- Bedroom One 11'85 x 12'18 (3.35m x 3.66m)
- Bedroom Three 9'72 x 5'20 (2.74m x 1.52m)
- Bathroom 5'58 x 6'81 (1.52m x 1.83m)

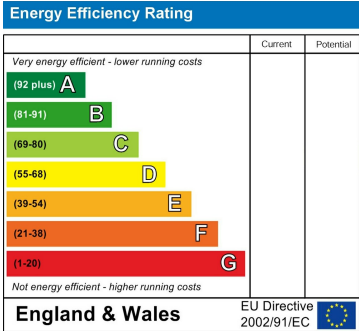
Area Map



Floor Plans



Energy Efficiency Graph



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