

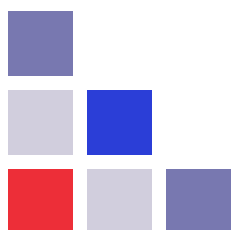


Daisy Croft

£299,950

Lea, Preston PR2 1RU

Situated on a generous corner plot within this popular residential area of Lea, this well-presented detached three bedroom dormer bungalow offers deceptively spacious and versatile accommodation arranged over two floors, together with excellent off-road parking and a detached garage. The property would make an ideal home for a range of buyers and benefits from UPVC double glazing, gas central heating and the significant advantage of being offered for sale with no onward chain. The ground floor accommodation comprises a welcoming entrance porch leading into a spacious dining hall, a comfortable lounge and a modern fitted kitchen with integrated appliances. There is also a useful conservatory providing additional living space and access to the garden. A double bedroom and bathroom complete the ground floor. To the first floor are two further bedrooms, together with a shower room, providing excellent flexibility for families, guests or those requiring additional home office space. Externally, the property occupies a particularly generous corner plot with gardens extending around the property. A large driveway provides ample off-road parking, with access to the garage, while the surrounding gardens offer excellent potential for outdoor entertaining and relaxation. Overall, the property presents an excellent opportunity to acquire a detached dormer bungalow in a desirable residential location, offering generous accommodation, a substantial plot and excellent parking facilities. Early viewing is highly recommended to appreciate the accommodation, plot and potential this property has to offer.



Hazelwells
sales & lettings

Council Tax Band: D

Tenure: We have been advised that the property is Freehold.

Entrance Porch

Dining Hall

13' 4" x 11' 3" (4.07m x 3.440m)

Entrance door leading in from the Porch, stairs to the first floor, panel radiator and french doors to the conservatory.

Lounge

15' 0" x 11' 11" (4.57m x 3.64m)

Double glazed window to the front and side, panel radiators and a feature fireplace.

Kitchen

12' 5" x 11' 11" (3.78m x 3.64m)

A modern fitted kitchen with fitted wall and base units, complementary marble effect work surfaces and up stands. There are integrated appliances including and electric oven, microwave, 5 ring gas hob, extractor fan, fridge, freezer, dishwasher and washing machine. Double glazed door and window to the rear and side elevations, panel radiator and tiled floor.

Conservatory

11' 1" x 11' 9" (3.37m x 3.57m)

Double glazed windows and french doors leading to the garden, panel radiator, tiled floor and an insulated roof.

Bedroom 1

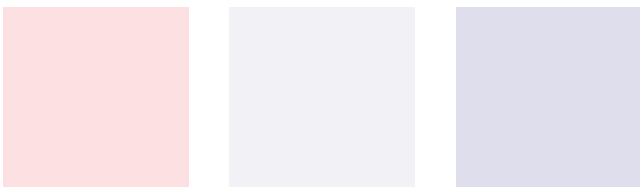
12' 5" x 11' 2" (3.78m x 3.40m)

Double glazed window to the front and panel radiator.

Bathroom

8' 5" x 7' 1" (2.56m x 2.15m)

A modern three piece suite comprising wc and sink inset vanity unit with storage, a panel bath with shower over. Tiled walls, double glazed window to the side and a chrome towel rail radiator.



First Floor Landing

Double glazed window, combi boiler.

Bedroom 2

13' 2" x 12' 0" (4.02m x 3.65m)

Double glazed window to the front and side, panel radiator and access to storage/eaves.

Bedroom 3

8' 7" x 8' 0" (2.61m x 2.44m)

Double glazed window to the rear and a panel radiator.

Shower Room

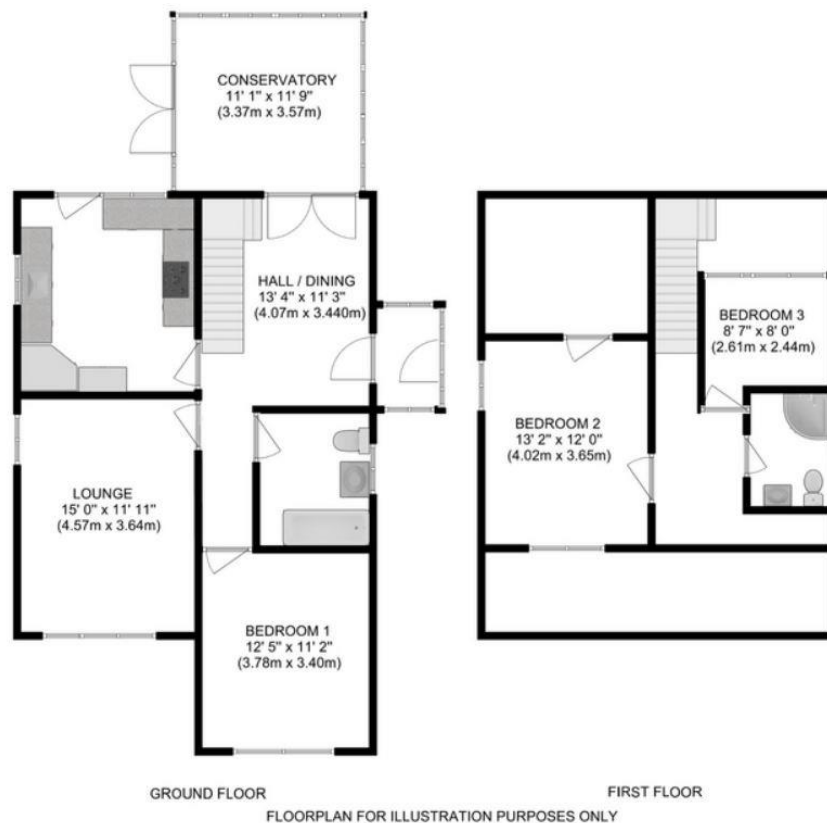
6' 3" x 4' 9" (1.90m x 1.45m)

Three piece suite comprising wc, wash hand basin and corner shower. Double glazed window to the side, feature radiator and tiled walls.

Exterior

Generous driveway providing off road parking, detached garage. Gardens to the front and side laid to lawn. Low maintenance rear garden with astroturf.





If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.