



10 Dickson Hey, New Longton

Preston

Offers Over **£250,000**



10 Dickson Hey

New Longton, Preston

For buyers looking to secure a home that offers more than the norm at this price point, in a village that continues to be in high demand, this is an opportunity not to be missed.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Excellent village location
- Three Good Sized Bedrooms
- Modern Open Plan Kitchen Dining Area
- Corner Plot
- Detached Garage
- Downstairs WC & Utility Room
- Four Piece Family Bathroom
- Buyer Information Pack Including Searches Available

Hallway

Built in storage, laminate flooring. Window to side.

Kitchen Open Plan Dining Area

Good range of eye and low level units. 1 1/2 ceramic sink. Integrated dishwasher, electric oven. Window to rear. Dining area with window to side. Laminate flooring.

Living Room

Hard wood floor. Window to front.

Utility Room

1 1/2 ceramic sink. Plumbed for washing machine. Laminate flooring. Window to rear.

Downstairs Wc

Wc. Window to rear.





Landing

Loft access. Window to front.

Bedroom

Window to front.

Bedroom

Window to rear.

Bathroom

Four piece suite comprising of; Panelled bath, shower cubicle, wc and Pedestal wash hand basin. Window to rear. Tiled floor.

Bedroom Three / Office

Built in storage. Window to front.

Garage

15' 6" x 8' 3" (4.73m x 2.51m)

GARDEN

Rear lawn with seating area.

DRIVEWAY

2 Parking Spaces





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1115 ft²
103.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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