



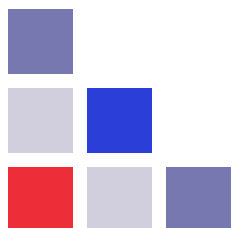
# Moorcroft Crescent

**NEW LISTING**

Ribbleton, Preston PR2 6DP

Hazelwells are delighted to present this beautifully presented modernised three bedroom semi-detached family home. Having been recently refurbished the property offers a welcoming entrance hall leading to the bright and spacious lounge, a modern dining kitchen, wc. The first floor landing leads to three well proportioned bedrooms, a luxury modern bathroom suite and loft access. Exterior the property features a block paved driveway providing ample off road parking, to the rear there is a generous garden perfect for outdoor living, featuring a paved patio for dining and a large lawned area. The property has modern double glazing and a recent combi-boiler. Viewings are a must to fully appreciate this home. Council Tax Band: B EPC: D

£199,950



**Hazelwells**  
sales & lettings

## Hall

Entrance hallway with the a feature panel radiator and stairs to the first floor.

## Lounge

13' 3" x 15' 3" (4.03m x 4.65m)

Double glazed window to the front, panel radiator.

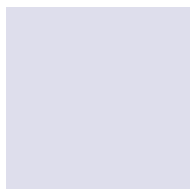
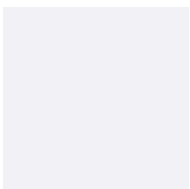
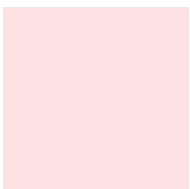
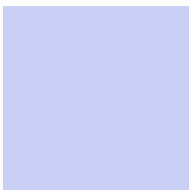
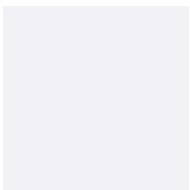
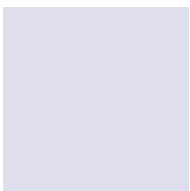
## Dining Kitchen

9' 2" x 15' 5" (2.80m x 4.69m)

Modern fitted kitchen with wall and base units, complementary work surfaces, stainless steel sink and drainer with mixer tap and tiled splash backs. Integrated electric oven, gas hob with extractor fan over. Space for fridge freezer, washing machine and dryer. Dining area. Double glazed window and french doors to the rear. Double glazed door to the side. Under stair storage.

## WC

WC and wall mounted combi-boiler.



## Landing

Double glazed window to the side. Loft access with pull down ladder, boarded offering ideal storage.

## Bedroom 1

13' 1" x 10' 11" (4.00m x 3.32m)

Double glazed window to the front, panel radiator.

## Bedroom 2

9' 3" x 10' 11" (2.81m x 3.32m)

Double glazed window to the rear, single panel radiator.

## Bedroom 3

10' 2" x 7' 5" (3.09m x 2.27m)

Double glazed window to the front and panel radiator.

## Bathroom

5' 10" x 7' 3" (1.78m x 2.21m)

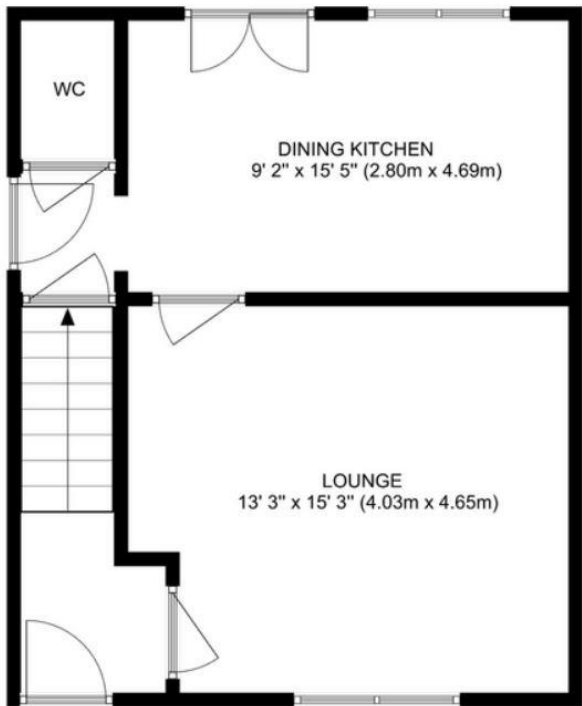
Modern bathroom suite with wc and sink inset vanity unit, panel bath with shower over, tiled floor and walls. Double glazed window to the rear and a heated towel rail radiator.

## Exterior

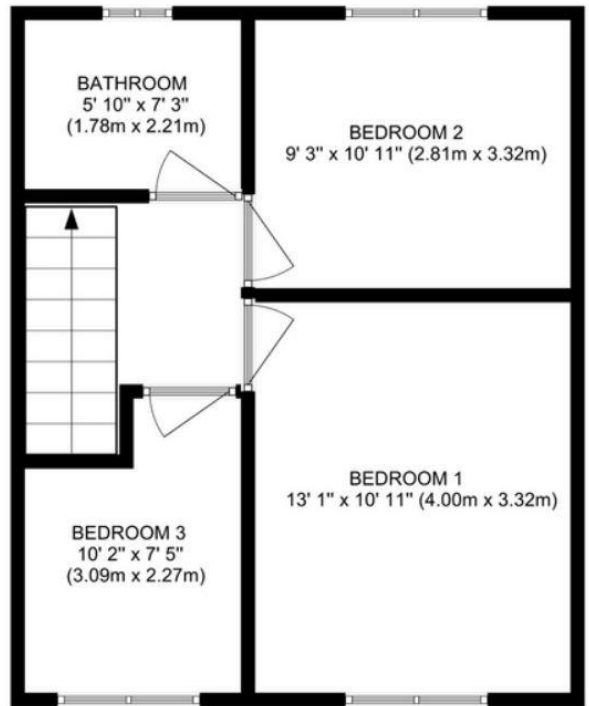
Block paved driveway providing off road parking. A generous rear garden perfect for outdoor living, featuring a paved patio for dining and a large lawned area.

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 MISDESCRIPTONS: 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.





GROUND FLOOR



FIRST FLOOR

FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY  
c. 81 SQM (871 SQFT)