



Moorcroft Crescent

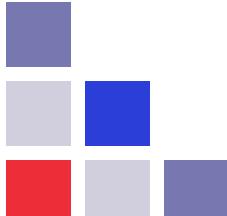
NEW LISTING

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



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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.

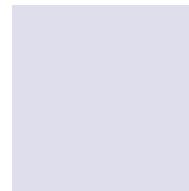
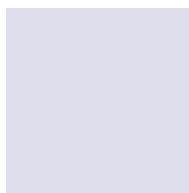
Dining Kitchen

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)

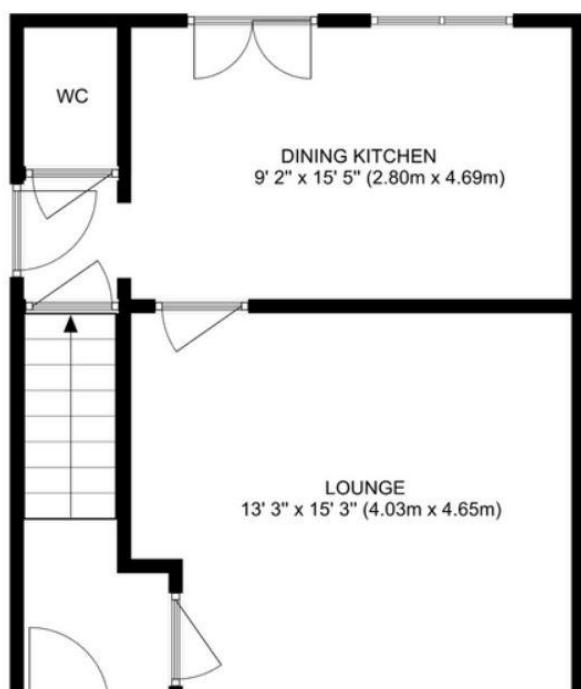
Modern bathroom suite with wc and sink inset vanity unit, panel bath with shower over, tiled floor and walls. Double glazed window to the rear and a heated towel rail radiator.

Exterior

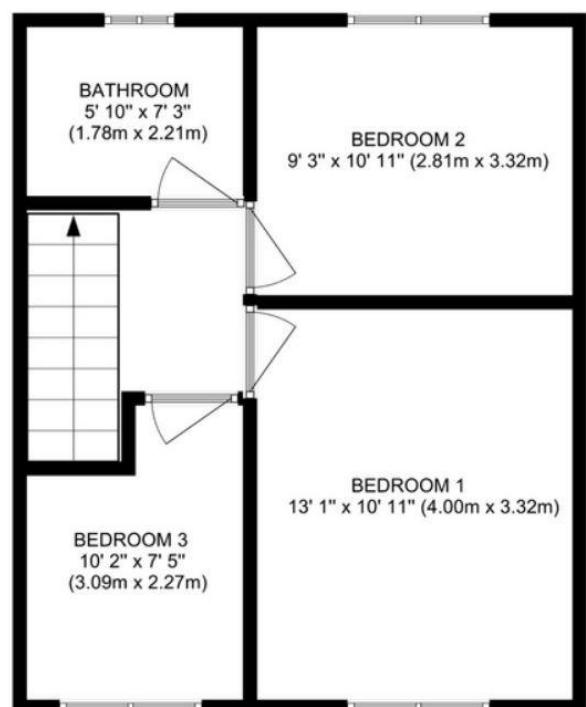
Block paved driveway providing off road parking. A generous rear garden perfect for outdoor living, featuring a paved patio for dining and a large lawned area.



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GROUND FLOOR



FIRST FLOOR

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