



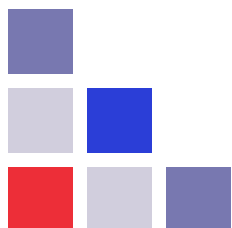
Endeavour Close

No Chain

Docklands, Preston PR2 2YG

Hazelwells are delighted to offer to let this 3 bedroom well presented end mews property in the popular Docklands area of Preston. The property is situated in a quiet cul-de-sac location and is close to local amenities, good road networks and the City Centre. The accommodation briefly comprises of; entrance hallway, wc, lounge, dining room, kitchen, three bedrooms and family bathroom. Externally there is a drive to the front and side of the property, plus additional parking space and gardens front and rear. The property benefits from double glazing and gas central heating and would make an ideal family home. Viewing is highly recommended.

£195,000



Hazelwells
sales & lettings

Hallway

Entrance door to the side, stairs to the first floor.

Cloakroom

Two piece suite comprising wc and wash hand basin. Double glazed window to the front and panel radiator.

Lounge

13' 8" x 12' 1" (4.19m x 3.69m)

Double glazed window to the front, panel radiator and under stair storage. Archway to the dining room.

Dining Room

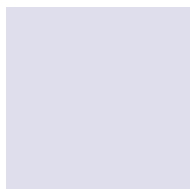
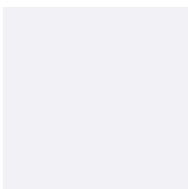
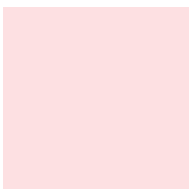
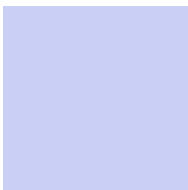
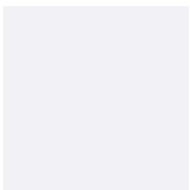
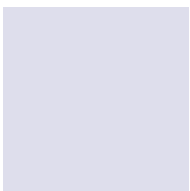
8' 6" x 7' 8" (2.61m x 2.34m)

Double glazed patio doors leading to the rear garden, double panel radiator.

Kitchen

8' 5" x 7' 3" (2.57m x 2.23m)

Fitted kitchen with wall and base units, complementary work surfaces, sink and drainer with mixer tap and tiled splash backs. Integrated oven, gas hob and extractor fan. Space for washing machine and fridge freezer.



Landing

Window to the side, storage cupboard with Worcester Combi boiler.

Bedroom 1

11' 10" x 8' 9" (3.63m x 2.68m)

Double glazed window to the front elevation and panel radiator.

Bedroom 2

10' 6" x 8' 9" (3.22m x 2.68m)

Double glazed window to the rear elevation and panel radiator.

Bedroom 3

10' 6" x 6' 3" (3.22m x 1.92m)

Double glazed window to the front elevation and panel radiator.

Bathroom

5' 6" x 6' 5" (1.68m x 1.96m)

Three piece suite comprising wc, pedestal wash hand basin and panel bath with shower attachment. Double glazed window to the rear elevation.

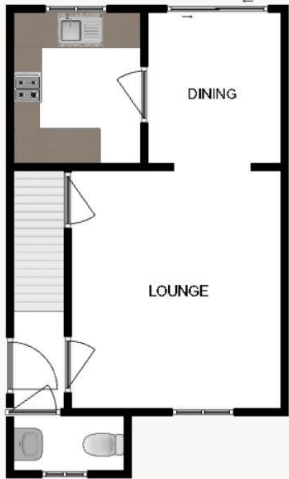
Exterior

Garden fronted with driveway to the front and side of the property. Enclosed rear garden laid to lawn with patio area and gate access.

We have been advised that the property is Leasehold 999 yrs from 1998: The yearly service charge £156.52 The yearly ground rent £60.00

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.





GROUND FLOOR



FIRST FLOOR

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