



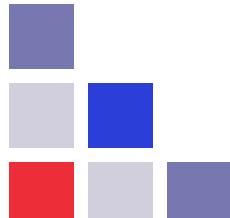
# Blackpool Road

**NEW LISTING**

Lea, Preston PR2 1QS

Hazelwells are delighted to offer for sale this extended 3 bed semi-detached home located in a popular location of Lea. The property is situated within easy reach of local amenities, schools, good road networks for Preston City Centre, Kirkham, Lytham and M55/M6 motorway network. The accommodation briefly comprises; porch, hall, lounge, living room open plan to the dining kitchen, utility room, landing, three bedrooms and family bathroom. The property has upvc double glazing, gas central heating, driveway & garage and an enclosed rear garden with porcelain paved patio, garden and deck. Viewings are highly recommended.

**£204,950**



**Hazelwells**  
sales & lettings

## Porch

Entrance porch and door leading to the hall.

## Hall

12' 5" x 5' 1" (3.78m x 1.55m)

Wood laminate floor, stairs to first floor, under stair cupboard, panel radiator.



## Lounge

11' 5" x 11' 11" (3.47m x 3.63m)

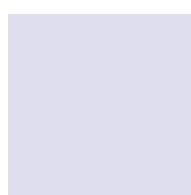
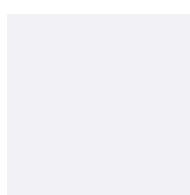
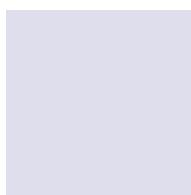
Double glazed window to the front, panel radiator, feature fire place.



## Dining Kitchen

8' 8" x 17' 5" (2.65m x 5.30m)

Fitted kitchen with wall and base units with complementary work surfaces and tiled splash backs, stainless steel sink and drainer with mixer tap, gas hob, extractor, double oven. Double glazed window and patio door leading to the rear garden, panel radiator and a tiled floor.



## Landing

Double glazed window to the side.

## Bedroom 1

11' 10" x 10' 11" (3.60m x 3.33m)

Double glazed window to the front, panel radiator.



## Bedroom 2

10' 0" x 10' 8" (3.04m x 3.25m)

Double glazed window to the rear, panel radiator and wood laminate floor.

## Bedroom 3

6' 8" x 6' 2" (2.02m x 1.87m)

Double glazed window to the front, panel radiator.



## Bathroom

5' 5" x 6' 3" (1.65m x 1.91m)

Three piece suite comprising wc, wash hand basin inset vanity unit, panel bath with shower over. Tiled floor to wall. Double glazed window to the rear, panel radiator.

## Exterior

Driveway to the front providing off road parking. Enclosed rear garden with new porcelain paved patio, lawn and decking. Detached garage.

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



## EPC : C

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