



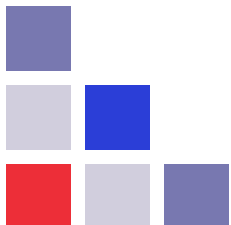
Blackpool Road

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.

Living Room

9' 11" x 10' 6" (3.02m x 3.20m)

Living room open plan to the dining kitchen, wood laminate floor, panel radiator.

Dining Kitchen

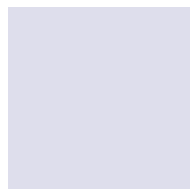
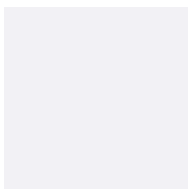
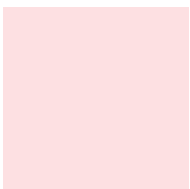
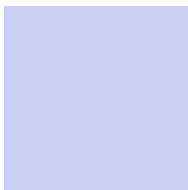
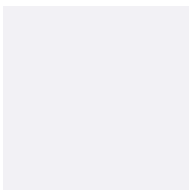
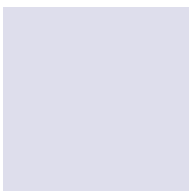
8' 8" x 17' 5" (2.65m x 5.30m)

Fitted kitchen with wall and base units with complementary work surfaces and tiled splash backs, stainless 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.

Utility room

8' 1" x 6' 6" (2.47m x 1.97m)

Fitted wall and base units with complementary work surfaces. Space for washing machine, dryer and fridge freezer. 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

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.



