



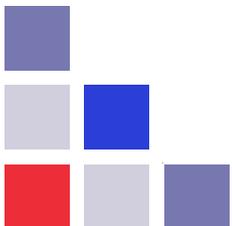
# Broadgate

*NEW LISTING*

Preston PR1 8DU

Hazelwells are delighted to offer for sale this immaculately presented traditional end terrace home which offers spacious accommodation with many character features. The property has been fastidiously maintained by the current owners and briefly comprises; vestibule, hall, lounge, sitting/dining room, kitchen, utility room, shower room, landing leading to four bedrooms, bathroom and separate wc. Outside there is an enclosed paved yard with access to the garage which benefits from power and an electric roller door. There is the benefit of double glazing, original sash windows and the home is warmed by gas central heating. Situated on Broadgate offering views over the river ribble, only a short walk to Avenham & Miller Parks, the City Centre, train station and easy access to local schools and amenities. The property would make an ideal family home. Viewings are a must to fully appreciate.

£250,000



**Hazelwells**  
sales & lettings

## Vestibule

Original tiled floor with stained glass door leading into the hallway.

## Hallway

24' 5" x 6' 1" (7.43m x 1.85m)

Stairs to the first floor, under stair storage and a panel radiator.

## Lounge

17' 5" x 14' 0" (5.31m x 4.27m)

Double glazed bay window to the front, panel radiator and cast iron radiators, a feature fireplace with gas fire.

## Sitting / Dining Room

17' 0" x 13' 3" (5.19m x 4.03m)

A spacious and versatile room ideal for dining or additional sitting room. Sash window to the side, double glazed french doors leading to the rear yard, a panel radiator and feature fireplace.

## Kitchen

13' 10" x 11' 6" (4.21m x 3.51m)

A traditional style wooden fitted kitchen with granite work surfaces and up stands. Stainless steel sink and drainer with mixer tap. Integrated fridge and dishwasher. Space for a range cooker with extractor over. Sash window to the side and a panel radiator.

## Utility Room

6' 6" x 6' 0" (1.99m x 1.84m)

Fitted wall units, work surface and space for washing machine, dryer and freezer. Sash window and door leading to the rear yard.

## Shower Room

6' 6" x 5' 2" (1.99m x 1.58m)

Three piece suite with corner shower, pedestal wash hand basin and wc. Panel radiator.



## Landing

A split level landing with a panel radiator and sky light.

## Bedroom 1

15' 11" x 13' 3" (4.85m x 4.05m)

Double glazed window to the front, sash window to the side and a panel radiator.

## Bedroom 2

13' 4" x 13' 3" (4.07m x 4.05m)

Sash window to the rear, panel radiator and a fitted wardrobe.

## Bedroom 3

12' 4" x 8' 4" (3.75m x 2.53m)

Sash window to the rear, panel radiator and fitted storage.

## Bedroom 4

12' 7" x 6' 1" (3.83m x 1.86m)

Double glazed window to the front and a panel radiator.

## Family Bathroom

6' 6" x 7' 10" (1.99m x 2.40m)

Sash window to the side, panel radiator, panel bath with shower over, pedestal wash hand basin with mixer tap and fitted storage.

## WC

WC with sash window to the rear.

## Rear Yard

Paved rear yard with decking, a covered seating area, gate access to the side and access to the garage.

## Garage

Power and light with electric roller door and door leading to the rear yard.

Tenure: Freehold

Council Tax Band: C





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