



- Four bedroom detached house
- Popular area
- Integral Garage
- Three double bedrooms
- En-suite to master bedroom
- Approximately
- Energy Asset Rating is D

Description

The property comprises a four bedroom detached house, which benefits at ground floor from a relatively large kitchen, downstairs shower room, integral garage and good sized lounge and dining rooms with potential to open up the dividing wall and create a larger open plan living space.

At floor, three of the bedrooms are double sized and the master bedroom has an ensuite shower room and separate WC. In addition there is a family bathroom with bath, double sized walk in shower cubicle and pedestal basin.

The property has uPVC double glazing and gas central heating (not-tested).

Location

Situated at the end of a cul-de-sac the property is adjacent to other three and four bedroom detached houses, in a residential area of Penwortham which is a small town approximately 1.25 miles south west of Preston city centre. The area is popular, with a number of primary and secondary schools rated as "Outstanding" by Ofsted nearby, with a Booths supermarket less than 100m away and a Sainsbury's supermarket 0.5 mile to the north. Access to the M65, M6 and M61 motorways is within approximately 3.5 miles to the south east.

General

Please refer to landwoodpropertyauctions.com for the basis upon which these summary particulars are provided, guide prices, viewing details, EPC ratings and legal packs. Also new, additional and/or corrected information may be available since original publication and you must refer to our website for the current full details.

Costs

The purchaser is to make a contribution towards the Council's surveyors and legal fees in the total sum of 3% of the gavel price, subject to a minimum fee of £1,500. (£750 surveyors fees and £750 legal fees).

Accommodation

Ground Floor:

Approximately 860 sq ft. (79.9 sq. m)

Porch

Lounge: 6.31 m (max) X 4.42 m (max) - 20'8" x 14'2"

Dining Room: 6.35 m X 3.55 m (max) - 20'10" x 11'8"

Kitchen: 3.47 m x 3.09 m - 11'5" x 10'1"

Shower Room: 3.92 m x 1.09 m - 12'10" X 3'7"

Garage: 5.15 m x 3.10 m - 16'11" x 10'2"

WC: 1.09 m X 0.89 m - 3'7" x 2'11"

First Floor:

Approximately 651 sq ft. (60.5 sq m)

Bedroom: 4.98 m x 3.20 m - 16'4" x 10'6"

En-suite: 2.44 m x 1.02 m - 8'0" x 3'4"

WC: 1.22 m x 1.02 m - 4'0" x 3'4"

Bedroom: 3.66 m x 3.22 m - 12'0" x 10'7"

Bedroom: 3.85 m (max) x 3.94 (max) - 12'8" x 12'11"

Bedroom: 2.79 m (max) x 2.31 m (max) - 9'2" x 7'7"

Bathroom: 3.01 m (max) x 2.61 m - 9'11" x 8'7"

Cupboard

Outside

Off street parking for 2 cars, lawned garden to the front and side patio/yard with timber shed.

Buyers Administration Fee

There will be a Buyer's Administration Fee of £840 (inclusive of VAT) payable upon exchange of contracts.

Additional Information

1. Please take care when providing your name for insertion in the auction contract- if Joint Purchasers, please provide both names. No amendments/additions can be made at a later date.



• Driveway 1



• Driveway 2



• Lounge 1



• Lounge 2



• Dining 1



• Dining 2



• Kitchen



• Garage



• Family Bathroom 1



• Family Bathroom 2



• Master Bedroom



• Rear Elevation

GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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