



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£165,000 Leasehold

Love Homes are delighted to present this charming three-bedroom home, ideally located close to Preston City Centre and all its amenities. Offering open-plan living spaces that are perfect for family life and entertaining. Don't miss the opportunity to make this property your next family home!

- **NO CHAIN **
- Close to Amenities & Transport Links
- Large kitchen / diner / living area
- Range of schools available
- Three bedroom home
- Close proximity to Preston City Centre

This three-bedroom family home is the perfect choice for growing families seeking a convenient location near Preston City Centre, local amenities, and schools.

Upon entering the home, you are greeted by a bright and inviting hallway with quality flooring underfoot. Stairs lead to the upper floors, while a door opens into the spacious lounge.

The lounge is bright and airy, thanks to a large window at the front of the property that lets in plenty of natural light. A convenient storage cupboard under the stairs makes excellent use of space, providing practical solutions for keeping things tidy. With ample room for furniture and additional storage, this space is perfectly suited for daily family life.

As you move into the spacious kitchen-diner, double doors open onto the patio in the rear garden, seamlessly blending indoor and outdoor living. The fully equipped kitchen features a range of wall and base units, offering ample storage and generous workspace for food preparation. Integrated appliances include an oven, an electric hob with an extractor fan above, and a sink thoughtfully positioned under a window, providing lovely garden views. There is space for both a washing machine and a dryer. With plenty of room for a large dining table and relaxed seating, this area is perfect for family meals and relaxation.

Ascending the stairs to the first floor, the landing provides access to all the bedrooms, the family bathroom, and convenient access to the loft space.

On your right is the master bedroom, featuring large windows that overlook the front of the property, allowing plenty of natural light to fill the room. There is ample space for a large bed and additional furniture as needed. The master bedroom also benefits from its own en-suite shower and wash basin.

Also on the first floor is the family bathroom, thoughtfully designed to meet all your family's needs. The bathroom is equipped with a bath with a shower above, wash basin, wc and extractor fan for ventilation.

To complete the first floor, there are the second and third bedrooms, both located at the rear of the property with windows that bring in ample natural light. These rooms are versatile and can be adapted to meet the ever-changing needs of the family, whether as bedrooms, home offices, or dressing rooms.

Externally, the home boasts an enclosed, low-maintenance rear garden. The garden features an artificial lawn and a patio area, perfect for outdoor seating and barbecues during the warmer months. A gate provides convenient side access, and there is ample space for a storage shed if required.

Council Tax Band: B (Preston City Council)

Tenure: Leasehold (800 years)

Ground Rent: £70 per year (reviewed every 100 years)



Garden details: Private Garden







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		82
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 		England & Wales	EU Directive 2002/91/EC 	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

