



-  Semi Detached Family House
-  Three Bedrooms
-  Beautiful Gardens

-  Three Reception Rooms
-  Parking
-  Inspection Recommended

**Price: £230,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





An attractive, pleasantly proportioned, semi detached house in a sought after area, standing in established gardens to the front and rear.

The property is installed with gas central heating and upvc double glazing, briefly comprising Hall, through Lounge and Kitchen to the ground floor with three Bedrooms and Bathroom to the first floor.

Holmdale Avenue is located off North Road which, in turn, is located off Preston New Road where there are public transport facilities to the Town Centre.



**Ground Floor:**

**Entrance Vestibule**

**Hall**

**Living Room** - 3.43m x 3.27m (11'3" x 10'8") into bay

**Lounge** - 3.87m x 3.11m (12'8" x 10'2")

**Kitchen** - 4.72m x 2m (15'5" x 6'6")

**Dining Room** - 5.22m x 2.39m (17'1" x 7'10")

**Conservatory** - 2.62m x 2.31m (8'7" x 7'6")

**First Floor:**

**Bedroom 1** - 3.96m x 3.11m (12'11" x 10'2")

**Bedroom 2** - 3.53m x 3.27m (11'6" x 10'8") into bay

**Bedroom 3** - 1.88m x 1.85m (6'2" x 6'0")

**Bathroom** - 2m x 1.71m (6'6" x 5'7")

**WC** - 1.14m x 1.27m (3'9" x 4'2")

**Outside** - Outside, the front is paved to provide off road parking, whilst the good size rear garden is a particular feature, with paved patio area leading to lawn with established borders.

**Council Tax** - Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C.

**Tenure** - Leasehold for a 999 year residue from 1.1.1936 with a ground rent of £4 per annum.

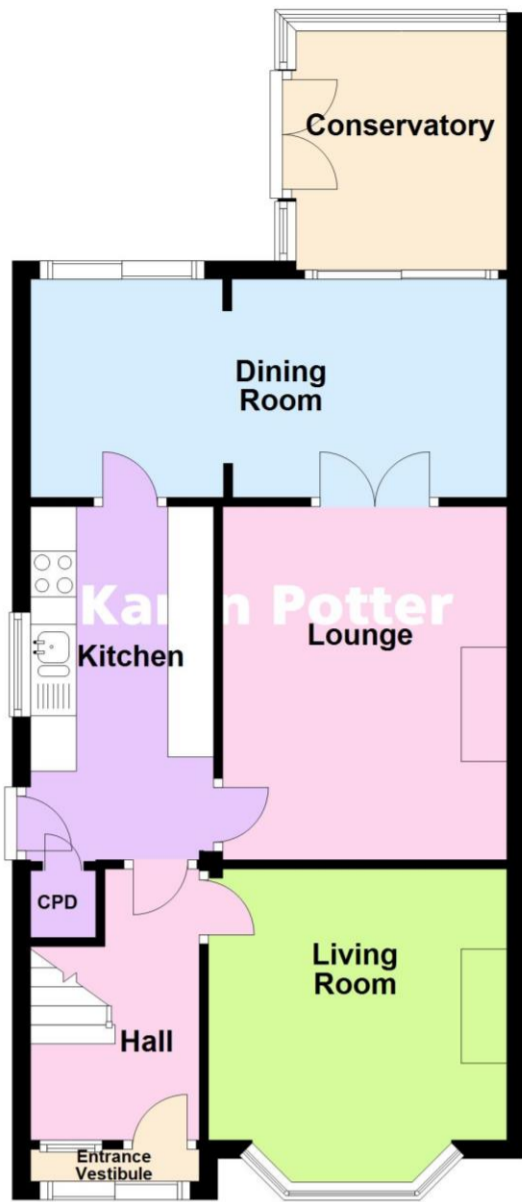
**PLEASE NOTE:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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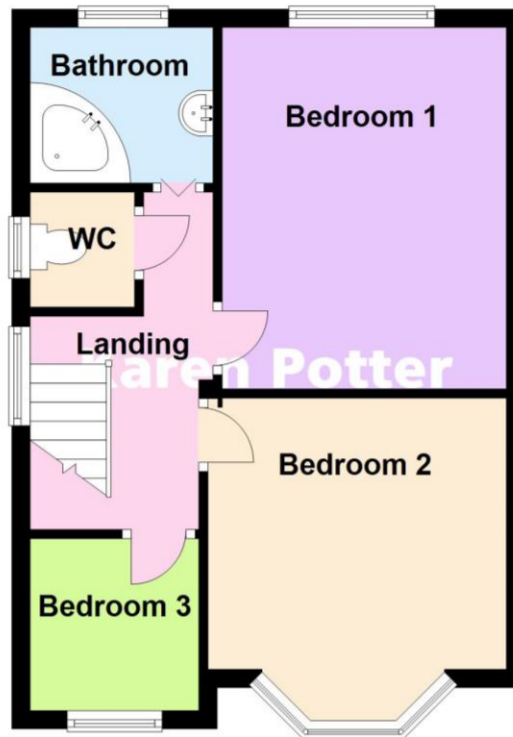
### Ground Floor

Approx. 56.6 sq. metres (609.5 sq. feet)

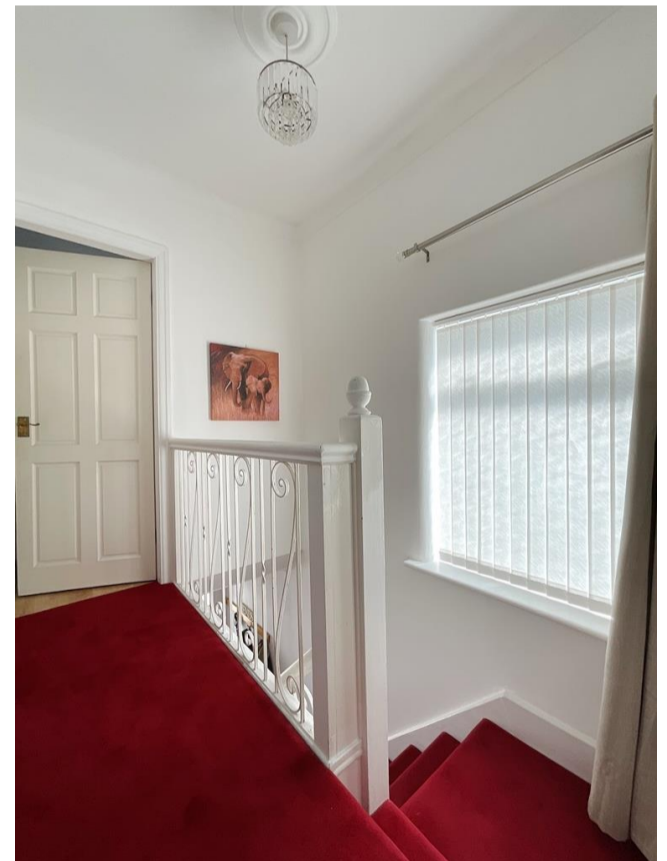


### First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 94.4 sq. metres (1016.2 sq. feet)



**AWAITING EPC**

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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