



-  Semi Detached House
-  Three Bedrooms
-  In Need Of General Updating

-  Two Reception Rooms
-  Gardens & Parking
-  No Chain

**Price: £199,500** Subject to Contract

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





Offered for sale with no onward chain, this well proportioned semi detached house would benefit from a programme of general updating.

Installed with gas central heating and double glazing, the accommodation briefly comprises: Entrance Vestibule, Hall, Lounge, Living Room and Kitchen to the ground floor with three Bedrooms and Shower Room/WC to the first floor.

Outside, there are established lawned gardens with driveway providing off road parking and a detached brick built garage that has been converted into a Garden Room.

North Road is located off Preston New Road and is conveniently placed for access to local primary and secondary schools, public transport facilities to the Town Centre, with Churchtown Shopping Village, Hesketh Park and the Botanic Gardens readily accessible.



## Ground Floor:

### Entrance Vestibule

### Hall

**Lounge** - 4.17m x 3.25m (13'8" x 10'8")

**Living Room** - 5.13m x 4.19m (16'10" x 13'9")

**Kitchen** - 2.77m x 2.16m (9'1" x 7'1")

## First Floor:

### Landing

**Bedroom 1** - 3.99m x 3.28m (13'1" x 10'9")

**Bedroom 2** - 3.53m x 3.28m (11'7" x 10'9")

**Bedroom 3** - 3.33m x 1.75m (10'11" x 5'9")

**Shower Room** - 2.41m x 1.75m plus recess (7'11" x 5'9")

**Outside:** There are established lawned gardens with driveway providing off road parking and a detached brick built garage that has been converted into a **Garden Room** measuring 11'10" (3.6m) x 8'8" (2.64m).

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

**Tenure:** Leasehold for a residue term of 999 years from 1.11.1936 with a ground rent of £4.87p

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**NB:** 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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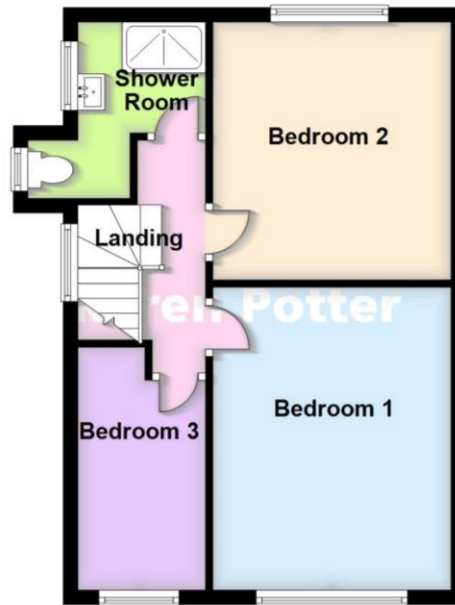
**Ground Floor**

Approx. 55.7 sq. metres (599.8 sq. feet)

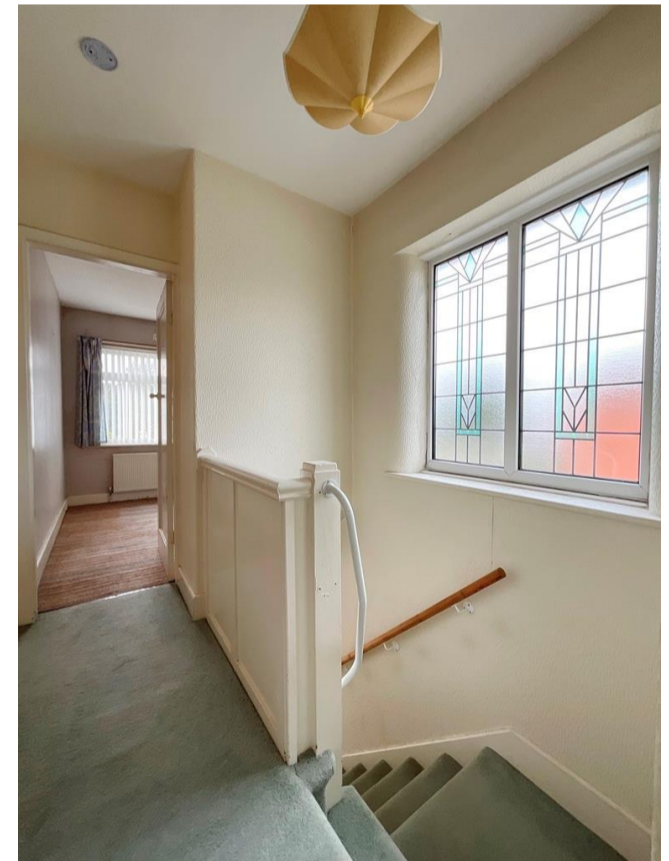


**First Floor**

Approx. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 95.7 sq. metres (1030.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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