



Lyndeth Close, Preston, PR2

£260,000

Or Nearest Offer

Tenure: Freehold, **Bedrooms:** 4

NO CHAIN LARGE FAMILY HOME for sale in a quiet cul-de-sac area in Fulwood, Preston. This house boasts two bathrooms plus an en-suite and the opportunity to purchase under the market value of £250,000 making it a perfect family home or investment to put your own work / decor into. GR

Key features:

- Large Conservatory
- Large Garden
- Driveway And Garrage
- Close To Motorway
- Close To Town Centre
- Ground Floor Bathroom
- No Chain

Extra info:

- **Property Age:** 25 years
- **Council Tax:** Band D (£1826.19 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



HouseSimple would like to apologise for their error in the marketing price of this property in September 2019. NO CHAIN LARGE FAMILY HOME for sale in a quiet cul-de-sac area in Fulwood, Preston. This house boasts two bathrooms plus an en-suite making it a perfect for families.

GROUND FLOOR

On the ground floor, we are greeted on the right to a good-sized living room with french style doors leading into a dining area. This leads through double patio doors to a large conservatory which is the full length of the back of the home. Over 20 feet wide.

To the left of the entrance, we are led into a large bathroom which consists of a three-piece suite (including jacuzzi style bath) and a heated towel rail. There is a utility room leading to the side of the property and, finally, the kitchen to the back. The kitchen is wooden style and has scope to be extended into the dining room to create an open plan living space. . The garden to the rear is neat, well kept and a very good size - perfect for children and or pets.

FIRST FLOOR

On the first floor, there are four well-sized bedrooms - the master having ensuite and built-in wardrobes. There is also another well-decorated bathroom.


This home would be perfect for families, with its spacious rooms, perfect location, and sizable garden. Viewings are highly recommended for this brilliant home and opportunity.


Floor plan:



Total area: approx. 167.6 sq. metres (1803.5 sq. feet)

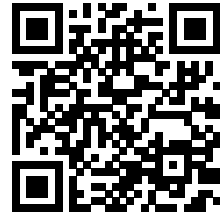
Energy Performance Certificate:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			81
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E	43		
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 to 100) A			76
(81 to 91) B			
(69 to 80) C			
(55 to 68) D			
(39 to 54) E			
(21 to 38) F	35		
(1 to 20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC 	

MISREPRESENTATION ACT, 1967.

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