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Meadow Drive
Preston PR4 1UJ

£190,000

Two Bed Semi Detached True Bungalow

Situated in Popular Location

Low Maintenance Rear Garden

uPVC Double Glazed

Gas Central Heating Throughout

Single Integral Garage

Chain Free

EPC - E



Beautifully presented TWO BEDROOMED SEMI-DETACHED BUNGALOW. Situated in POPULAR LOCATION near to BAE Systems and within walking distance of local amenities. Accommodation comprises of Entrance Hallway, Lounge/Dining Area, Kitchen, Master Bedroom with Dressing Area, Further Double Bedroom and Family Bathroom. Peaceful and tranquil EASY MAINTAINED REAR GARDEN rear garden, SINGLE INTEGRAL GARAGE and driveway. uPVC DOUBLE GLAZED and GAS CENTRAL HEATING THROUGHOUT. Internal inspection highly recommended to appreciate this spacious and well-appointed property. CHAIN FREE. EPC - E.

**For an appointment to view call 01772 633399 or email
info@tem-po.co.uk**



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Entrance Hallway 19' 0" x 4' 11" (5.79m x 1.50m)

uPVC French leaded doors with obscure glass panelling leads through to hallway. Laminate flooring, two single panelled radiators, two double power points and feature brick wall. Coved ceiling with two matching pendant ceiling lights, loft access and side door leading to garage.

Kitchen 12' 5" x 19' 9" (3.78m x 6.02m)

Timeless classic kitchen, well-laid-out with eye and base level units in cream with soft closing doors and under cupboard lighting. Belling dual fuel range cooker with five ring hob and griddle plate with overhead canopy housing the integrated extractor fan. 1.5 stainless steel sink with mixer tap. tiled splashback and black laminate worktops. Peninsula accommodating drawers and built-in wine rack, also features an over-hanging breakfast bar worktop with space for up to three bar stools. Integrated fridge freezer, coved ceiling with contemporary ceiling light, three double power points, television aerial point and double panelled radiator. Laminate flooring continues into kitchen from hallway. uPVC double glazed French leaded doors lead to flagged rear garden. The open-plan kitchen provides valuable space for cooking, entertaining and is ideal for today's modern lifestyles.

Lounge/Diner 33' 0" x 11' 7" (10.05m x 3.53m)

Spacious open planned lounge and dining area with feature surround fireplace housing a coal effect gas fire with marble hearth. uPVC leaded bay window overlooking front garden. Coved ceiling with four matching wall lights, one single power point, five double power points, four central heating radiators and television aerial point. Two sets of uPVC double glazed French doors with overhead inset lighting lead to rear garden.

Hallway 4' 7" x 4' 6" (1.40m x 1.37m)

Further hallway leading from lounge and dining area to bedrooms and bathroom. Coved ceiling, wall light, central heating thermostat and loft access.

Bedroom 1 11' 2" x 9' 1" (3.40m x 2.77m)

Light and airy master bedroom with a uPVC double glazed leaded window overlooking front garden, bespoke built-in two double wardrobes with mirrored doors and overhead storage. Matching bedside cabinets with padded headboard. Coved ceiling with ceiling light, two double power points and one single panelled radiator. Archway leading into dressing room.

Dressing Area 11' 2" x 5' 0" (3.40m x 1.52m)

Coved ceiling with single spotlight, one single panelled radiator and two telephone points. Door leading to potential en-suite, containing meter cupboards and two uPVC double glazed leaded obscure windows. Dimensions for en-suite room are 5ft 9in by 3ft 9in.

Bedroom 2 11' 10" x 11' 3" (3.60m x 3.43m)

Good sized second bedroom with a uPVC double glazed leaded window overlooking rear garden, bespoke built-in two double wardrobes with mirrored doors, matching fitted drawers, dressing table with two wall mounted mirrors. Coved ceiling with single ceiling light, one single panelled radiator, four double power points, one telephone socket and one television aerial.

Bathroom 6' 9" x 5' 9" (2.06m x 1.75m)

uPVC double glazed leaded window overlooking rear garden. Three piece suite in white comprising of low flush WC, hand wash basin with pedestal and mixer tap and panelled bath with overhead electric shower and bi-folding glass shower screen. Single radiator with heated towel rail, laminate tile effect flooring, fully tiled walls and PVC cladded ceiling with chrome trims and four inset spotlights. Corner storage cupboard with shelving.

Exterior

Front of property has paved driveway with ample off street parking for at least two vehicles, laid to lawn area with mature plants and shrubs and one external light. Single integral garage with up-and-over door, power, light and water supply. Low maintenance, private enclosed rear garden with timber fencing, flagged and bordered with mature trees. Raised patio area providing ample space for outside dining and entertaining. Two exterior lights, water butt and compost tower.



Council Tax Band = C

Tenure

We have been advised by the vendor that this property is, Freehold this information should always be checked by a solicitor prior to purchase.

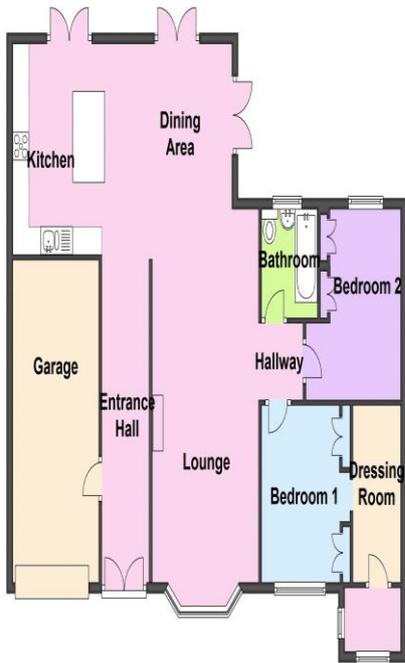
Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.



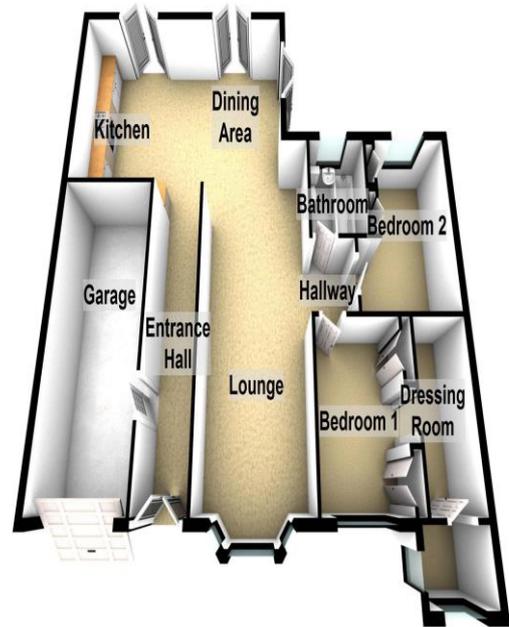
FLOORPLANS

Ground Floor



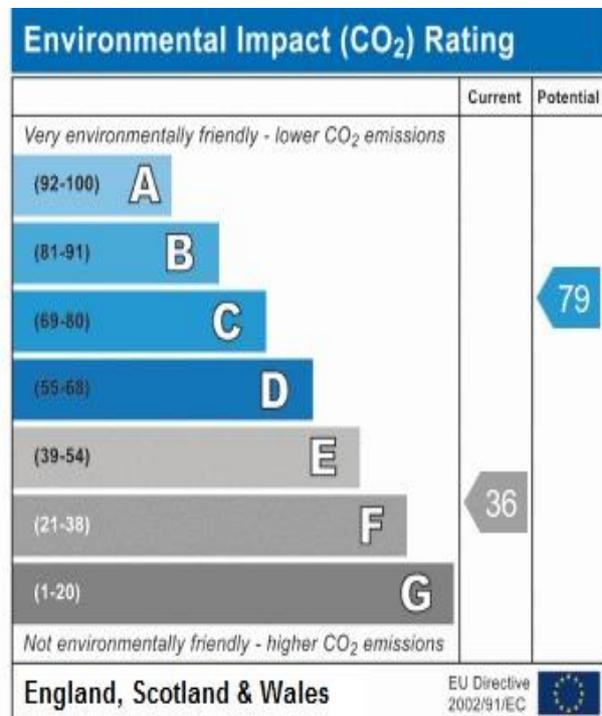
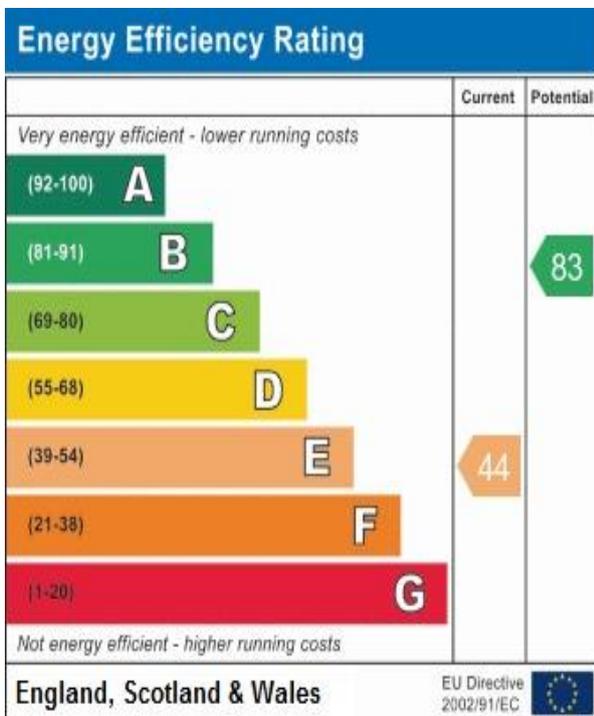
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective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

Ground Floor



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EPC Chart



Address:
Meadow Drive

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