

84 STAITHES ROAD
PRESTON

£179,000
FREEHOLD

This semi-detached house on Staithes Road is an excellent opportunity for anyone looking to enjoy a comfortable lifestyle in a welcoming community. With its generous living spaces, outdoor potential, and convenient amenities, this property is sure to appeal to a wide range of buyers. Don’t miss the chance to make this charming house your new home.

FRANK HILL & SON
Est. 1924





• Large amounts of land • Developmental Opportunity • Charming village • Off Road Parking • No Onward Chain

Nestled on the charming Staithes Road in Preston, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and practicality. With a spacious through lounge that seamlessly connects to a sun room, creating an inviting atmosphere ideal for relaxation or entertaining guests.

The property boasts two bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the expansive garden, which not only offers a lovely outdoor space for gardening enthusiasts but also includes an allotment area, perfect for those with a passion for growing their own produce. The large garden is a rare find in urban settings, providing a tranquil escape from the hustle and bustle of daily life.

Parking will never be an issue here, as the property includes plenty of parking space, complemented by a double garage that offers additional storage or workshop potential.

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Entrance Porch
UPVC door leading to wooden door to kitchen

Kitchen/Dining Room
14'0" x 13'1" (4.277 x 3.99)
Fitted kitchen with carpeted floors and open staircase leading to the first floor.
Space for dining table

Bathroom/Wetroom
5'11" x 6'5" (1.82 x 1.98)
Fitted wetroom with shower, toilet and sink. Sliding door, tiled walls, window

Lounge/Sunroom
12'5" x 20'6" (3.81 x 6.26)
Large through lounge/sunroom with brick surround fireplace and double sliding doors.
Large archway separating the two rooms

Bedroom 1
12'11" x 12'5" (3.94 x 3.81)
Large double bedroom with fitted wardrobes and sliding doors.
Window to the front of the property.

Bedroom 2
6'5" x 10'2" (1.967 x 3.099)
Single bedroom with sloped ceiling and window with views over the garden

Garden
Paved area directly to the rear of the property, large driveway/parking area with vehicular access for the adjoining property.
Large well-maintained allotment area with various vegetables growing, and well-established fruit trees to the end of the allotment, approx 0.3 acres.





Outbuildings
The property consists of a large double garage with separate shed attached, large greenhouse and summerhouse

Additional information
COUNCIL TAX/BUSINESS RATES
Band - A

ENERGY PERFORMANCE CERTIFICATE
EPC rating - awaiting confirmation

SERVICES
Mains gas, water and electricity. Shared septic tank in situ for foul drainage

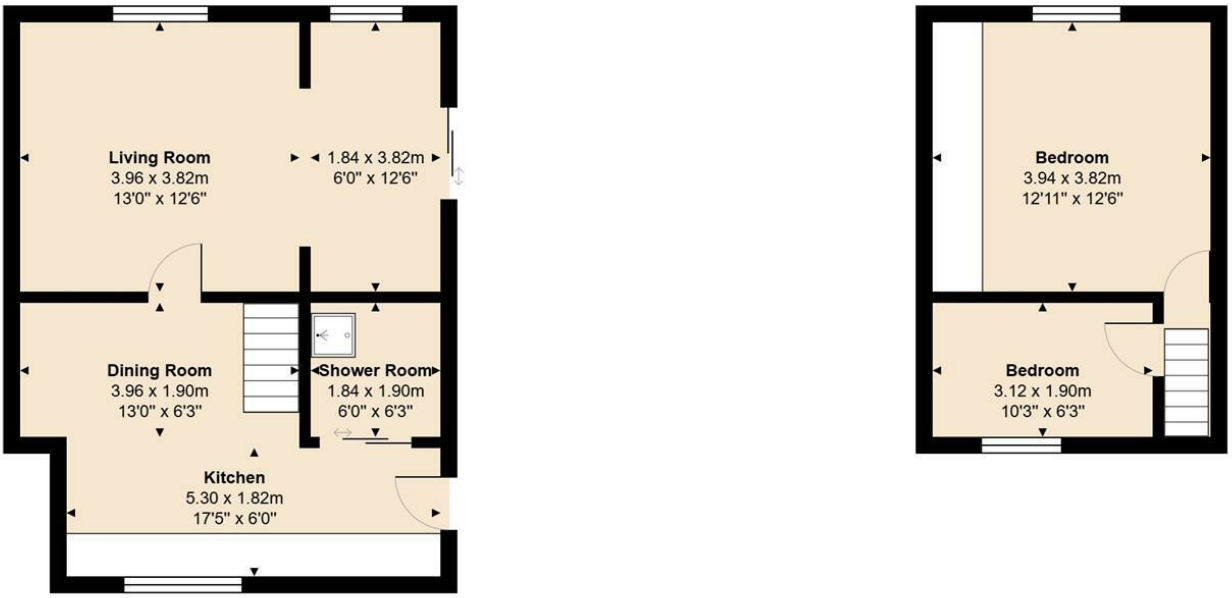
MISDESCRIPTIONS/MEASUREMENTS
The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING STRICTLY BY APPOINTMENT ONLY





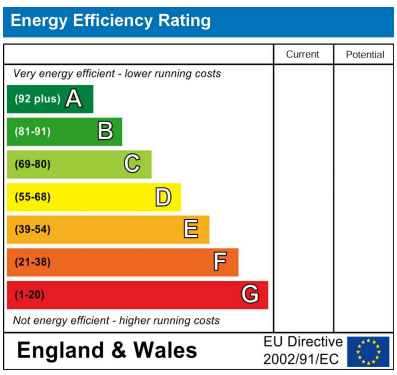
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Total Area: 68.7 m² ... 740 ft²

All measurements are approximate and for display purposes only





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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