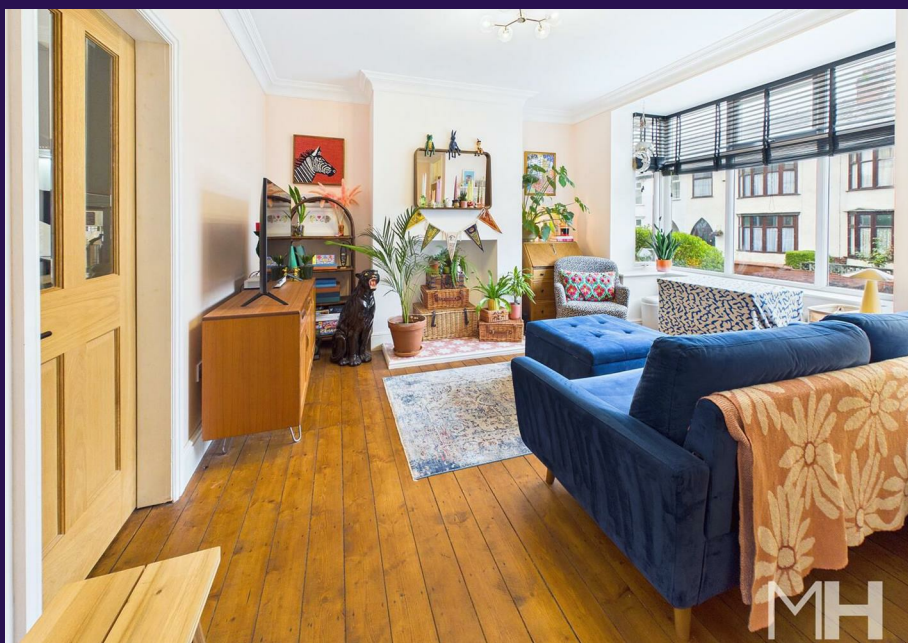




9 MEATH ROAD

BROADGATE, PRESTON, PR1 8EP

£170,000



Key Features

- Modernised Two Bedroom Garden Fronted Mid Terrace
- Situated in the much Sought After Location in Broadgate
- Vestibule, Living Room & Newly Fitted Dining Kitchen
- Two Double Bedrooms
- Luxurious Modern Shower Room
- Rear Courtyard with Decked Patio Area
- On Street Parking to the Front
- Ideal for Owner Occupiers or Investors Alike
- Turnkey Condition Throughout
- Early Viewing Comes Highly Recommended

Property Summary

Beautifully renovated and deceptively spacious throughout, this superb garden-fronted terraced home offers stylish, move-in-ready accommodation in the highly desirable Broadgate area of Preston. Originally configured as a three-bedroom property, the layout has been thoughtfully redesigned to create two generous double bedrooms, providing larger, more versatile living spaces ideally suited to modern lifestyles.

Perfectly positioned within easy reach of Preston City Centre, the railway station, the picturesque Avenham and Miller Parks, highly regarded schools and excellent transport links, the property combines convenience with exceptional presentation.

Finished to an impressive standard throughout, the accommodation briefly comprises an entrance vestibule, an elegant living room and a stunning recently refitted dining kitchen incorporating a useful utility area. To the first floor are two exceptionally well-proportioned double bedrooms, with the option for the layout to be reinstated as three bedrooms if desired (subject to any necessary alterations), together with a beautifully appointed contemporary shower room.

The current owners have undertaken significant improvements, including a new roof, complete electrical rewire and a replacement gas central heating system, providing valuable peace of mind for any prospective purchaser. The property further benefits from uPVC double glazing throughout, while outside there is an enclosed rear courtyard featuring a low-maintenance composite decked seating area, ideal for relaxing or entertaining.

Viewing comes highly recommended to fully appreciate the accommodation on offer.

Entrance Vestibule

Entrance via a modern composite front door in to the vestibule. Cupboard housing the utility meters. Internal glazed door leads in to the lounge. Tiled flooring. Ceiling light fitting.

Living Room

UPVC double glazed bay window to the front elevation. Tiled hearth. Two radiators. Wood flooring. Original coving to ceiling. Ceiling light fitting.

Breakfast Kitchen

Two UPVC double glazed windows to the rear elevation. UPVC double glazed door to the rear. Features a range of modern shaker style units with Oak blocks worksurfaces and upstands. Inset Belfast sink with mixer tap. Integrated appliances include chimney style extractor and dishwasher. Space for Rangemaster style cooker and freestanding fridge freezer. Under stairs utility area with plumbing for washing machine. Wood flooring. Space for dining table and chairs. Two pendant light fittings. Radiator.

First Floor Landing

Staircase leads from the dining kitchen to the first floor landing. Access to the loft. Wood effect laminate flooring. Two pendant light fittings. Doors leading off to all first floor accommodation.

Bedroom One

Two UPVC double glazed windows to the front elevation. Wood effect laminate flooring. Two pendant light fittings. Two radiators.

Bedroom Two

UPVC double glazed window to the rear elevation. Wood effect laminate flooring. Pendant light fitting. Radiator.

Shower Room

UPVC double glazed obscured window to the rear elevation. Featuring a luxurious three piece suite

comprising of a walk-in double shower cubicle, high flush W.C, wash hand basin set within a vanity unit, part tiled walls, tiled flooring and heated towel rail.

Gardens

A neatly maintained front garden is enclosed by a low brick wall and established hedging, creating an attractive approach to the property. To the rear, an enclosed courtyard garden enjoys the privacy of surrounding walls and features a low-maintenance composite decked seating area, together with gated rear access.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

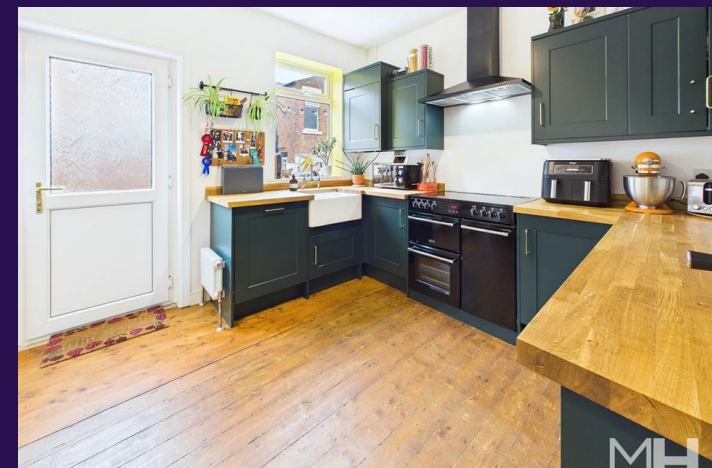
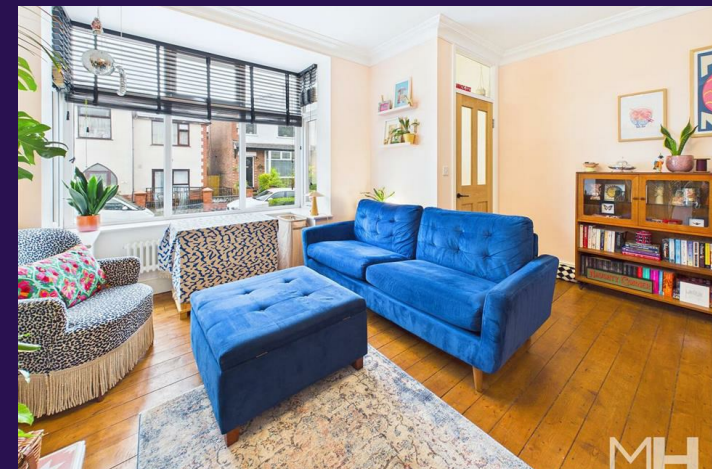
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.





WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

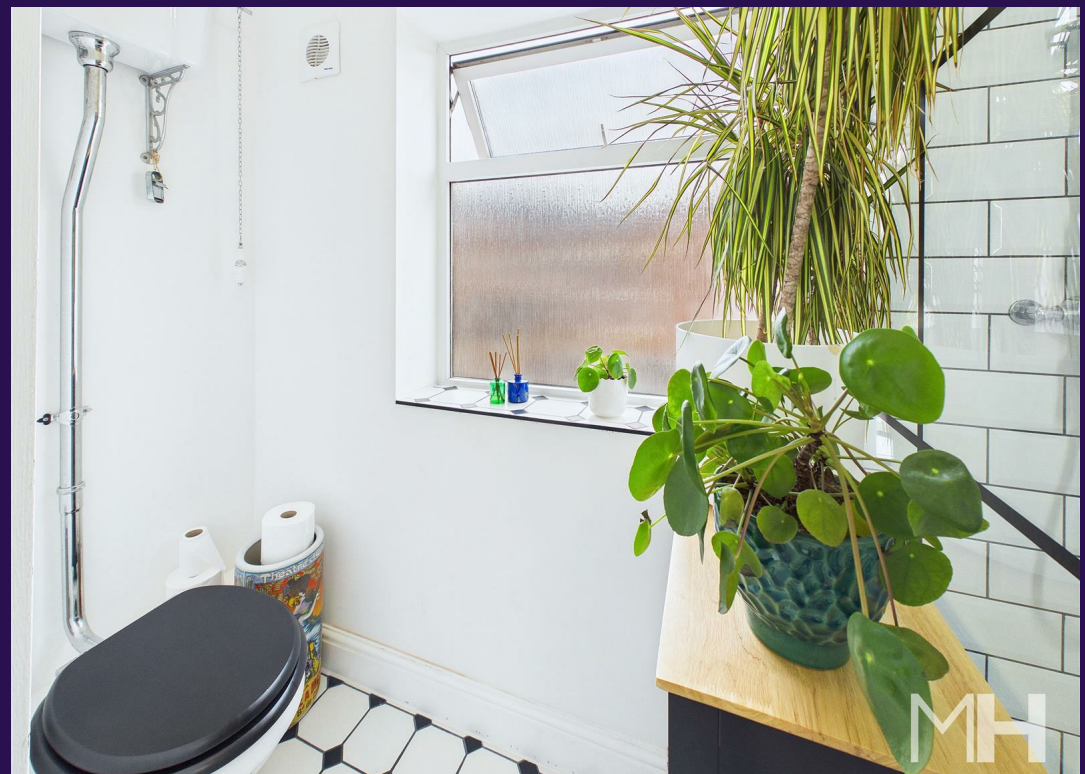
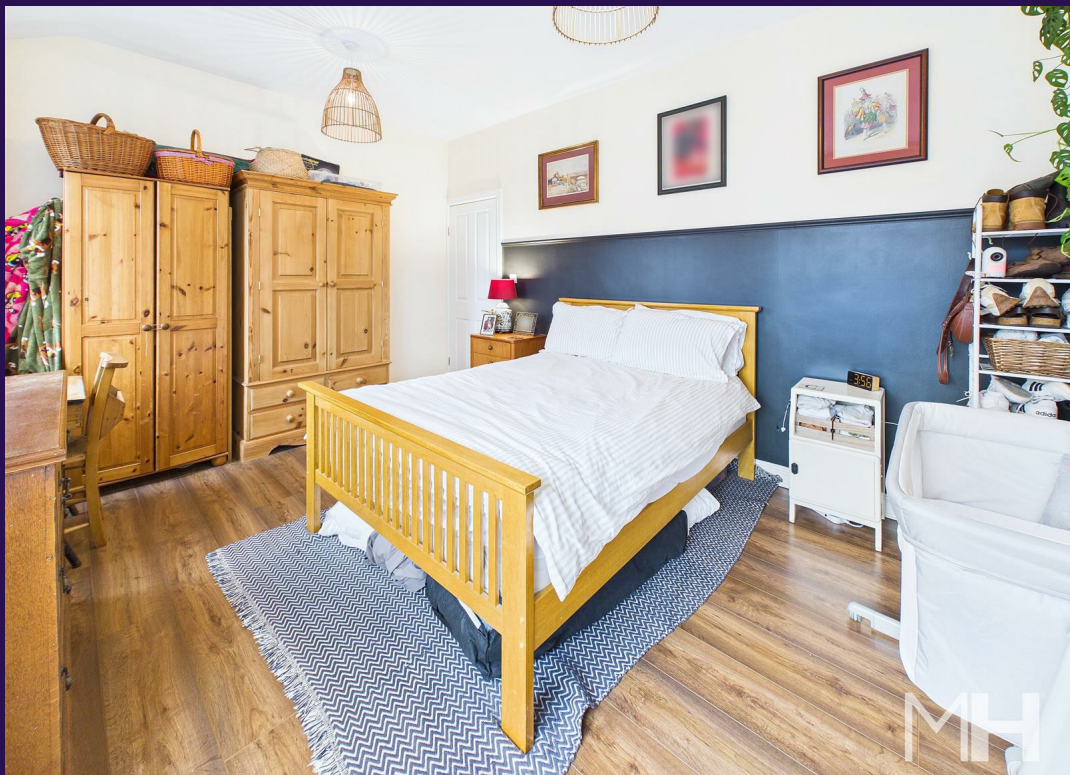
NOTICE:

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

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.









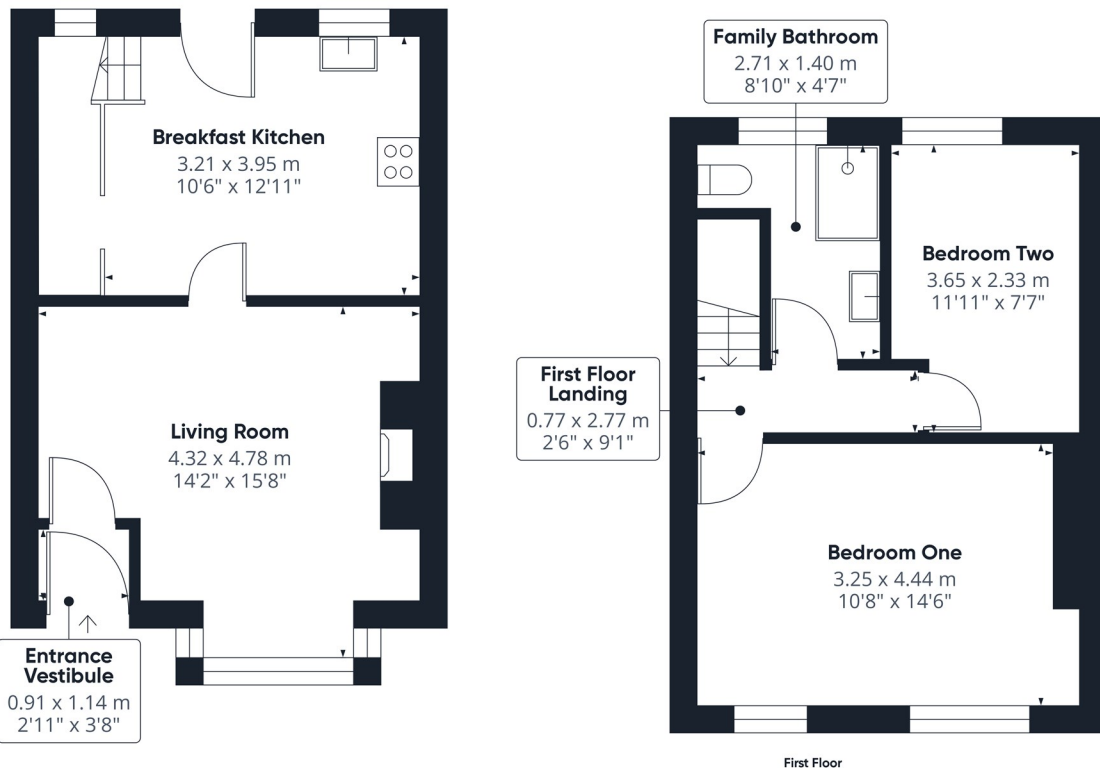
Additional Information

Local Authority – Preston City Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold



Ground Floor

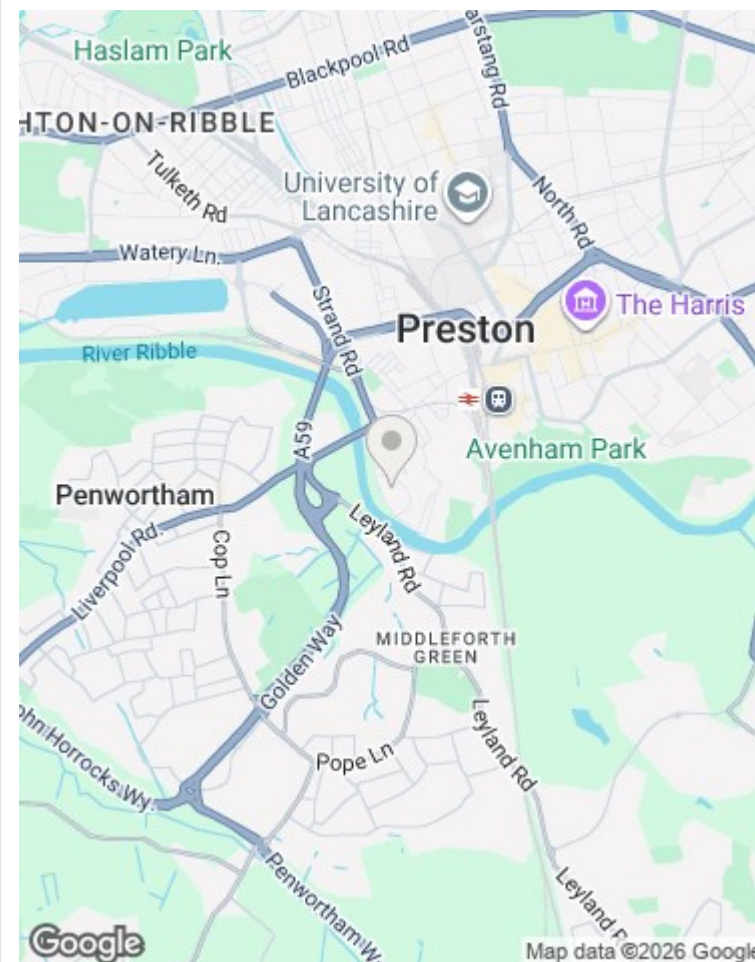


Approximate total area^m
64.3 m²
693 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	