



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 6 Ness Close

Offers Over £225,000

Preston, HU12 8SF



Substantial five bedroom semi-detached dormer property offering a deceptive amount of living space and offered to the market with the benefit of vacant possession and no chain. Well presented throughout having been updated ahead of sale with neutral decor and replacement floor coverings providing a blank canvas for a new owner to move straight into and decorative to their own tastes. Sitting on a good size plot with an L-shaped garden that wraps behind the neighbouring property and with a two car driveway leading to a wider than standard garage to allow a car to pull in and open its doors with ease. The accommodation comprises: hallway, ground floor bedroom, ground floor bathroom, lounge and a open plan kitchen across the rear, to the first floor are four further bedrooms and a shower room, with a landscaped garden to the rear complete with patio area and pond and with a further laid to lawn garden at the front of the property. Situated on a small cul-de-sac and providing all the necessary ingredients to make this keenly priced property a dream family home, available to view via appointments, contact us today to make the appointment and avoid disappointment.





**Hallway**

A side entrance door opens into the hallway with stairs leading to the first floor landing.

**Lounge 17'10" x 11'5" (5.45 x 3.50)**

Spacious front facing living room with a box bay window, central fireplace with gas fire and a radiator.

**Kitchen Diner 9'10" x 20'2" (3.00 x 6.15)**

Open plan kitchen across the rear of the property fitted with wooden fronted kitchen units with solid wood worktops and complementing splash back tiles, housing a Belfast sink with mixer tap, provisions for a free standing range cooker with extraction hood, plumbing for a washing machine and dishwasher, tiled flooring throughout, ceiling fan, radiator, under-stair-storage cupboard, wall mounted gas fired boiler, rear facing window and uPVC patio doors to the garden.

**Bathroom 7'6" x 5'6" (2.30 x 1.70)**

Ground floor bathroom fitted with a three piece suite comprising of a corner bath with mixer shower tap, basin and WC, with vinyl flooring, towel radiator and side facing window.

**Ground Floor Bedroom/ Office 8'2" x 8'6" (2.50 x 2.60)**

Multifunctional space, providing a ground floor firth bedroom if required or potential as a playroom or home office etc, with a front facing window and radiator.

**Landing**

Stairs lead onto the landing with a built-in shelved linen cupboard.

**Bedroom One 13'1" x 11'3" (4.00 x 3.45)**

Front facing bedroom with fitted wardrobes and radiator.

**Bedroom Two 11'1" x 8'6" (3.40 x 2.60)**

Rear facing bedroom with radiator.

**Bedroom Three 8'6" x 11'3" (2.60 x 3.45)**

Rear facing bedroom with radiator.

**Bedroom Four 8'6" x 8'6" (2.60 x 2.60)**

Rear facing bedroom with radiator.

**Shower Room 7'10" x 5'4" (2.40 x 1.65)**

Comprising of an alcove shower cubicle with mains fed shower, basin and WC, with vinyl flooring, side facing window and towel radiator.

**Garden & Garage**

The property is set in a good size plot with a laid to lawn front garden and a gated pathway leading down the side to the rear where there is a paved patio area opening form the kitchen doors, this steps up to a landscaped garden, laid to lawn with plenty of mature evergreen shrubs and trees, with a brick edged pond and a stepping stone pathway leading to an additional area of garden that wraps behind the neighbouring property and seats a wooden storage shed, enclosed to all sides by fenced boundaries for privacy. A hard standing driveway provides off street parking and access to a brick garage that is wider than standard to allow a car to open its doors easier once parked inside.

**Agent Note**

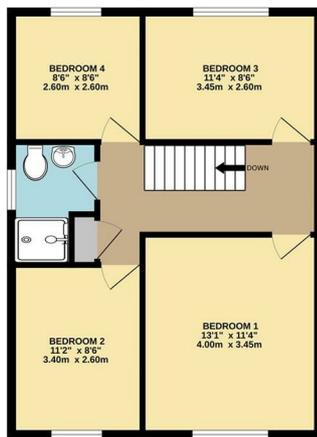
Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the property) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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**Energy Efficiency Graph**

**Tenure: Freehold**

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

Council tax band C.

The property is connected to mains drainage and mains gas.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make/give any representation or warranty in respect of the property.

