

H HighgateHomes



11 Skeffington Road, Preston, PR1 5UP

£78,500

Highgate Homes are delighted to present this stunning two-bedroom house, conveniently located off the popular New Hall Lane, within easy reach of various schools, shops and other amenities. Lovingly refurbished to a very high standard, this inviting property boasts a superb modern presentation that has to be seen to be fully appreciated. Small touches abound as you make your way through this property, a testament to the thought and effort that has been put into its current state. The refurbishment includes a newly-fitted kitchen and bathroom, new laminate flooring in the lounge and new carpets in the bedrooms. The property is fully double-glazed and features gas central heating throughout.

Lounge

13'5" x 13'4" (4.10m x 4.08m)



A bright, welcoming living room, featuring an attractive fireplace (with electric fire), pristine laminate flooring and storage built into the chimney alcoves. Benefiting from its modern, understated decor, the lounge gets plenty of light from the uPVC double-glazed window which overlooks the front aspect. The room is illuminated by a centre light and additional heating is provided by a radiator. Connectivity includes 2 double-sockets, and 1 single-socket.

Kitchen

13'5" x 10'9" (4.09m x 3.30m)



A spacious modern kitchen that has room for a small dining area and offers plenty of storage space thanks to the newly-installed wall and base units. The cream colouring of the fully-tiled floor plays off the white units to stunning effect, evoking a light, airy feel. The lacquered beechwood-effect countertops continue the bright theme, as do the lightly coloured splashbacks which run the length of the units. Included is a built-in oven and hob as well as a contemporary glass extractor hood. The

room is illuminated by a centre light and a uPVC double-glazed window that overlooks the rear aspect, as well as a uPVC door leading to the yard. Connectivity includes four double sockets, 1 single socket, and a cooker socket and heating is provided by a radiator.

Master Bedroom

14'9" x 13'5" (4.50m x 4.09m)



The spacious master bedroom is fully-carpeted and benefits from a subdued light-grey colour scheme. The room features an alcove for a wardrobe as well as a uPVC double-glazed window overlooking the front aspect. The room is illuminated by a centre light and connectivity is provided by one double socket and one double-socket. Heating is provided by a radiator.

Bedroom 2

10'10" x 7'8" (3.32m x 2.36m)



The fully-carpeted second bedroom continues the tasteful light-grey colour scheme and features a uPVC double-glazed window overlooking the rear aspect. Centre-light, 2 double-sockets, radiator.

Bathroom

7'4" x 6'7" (2.25m x 2.02m)

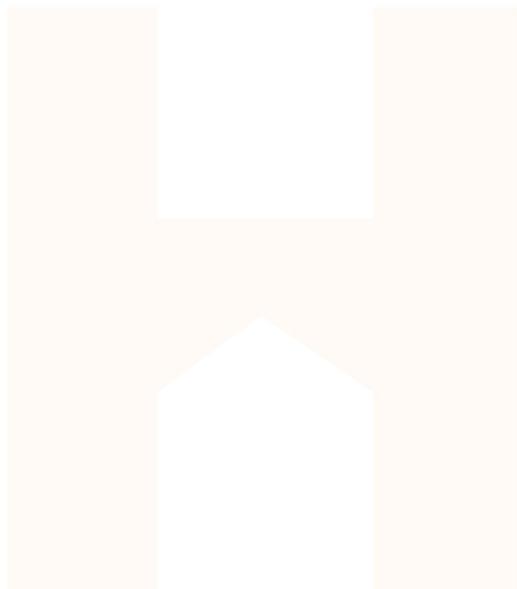


A stunning fully-tiled bathroom illuminated by spotlights, featuring a w/c, pedestal basin, bath with shower over, a heated towel-rail and a mirror cabinet. The bathroom features a uPVC double-glazed window overlooking the rear aspect.

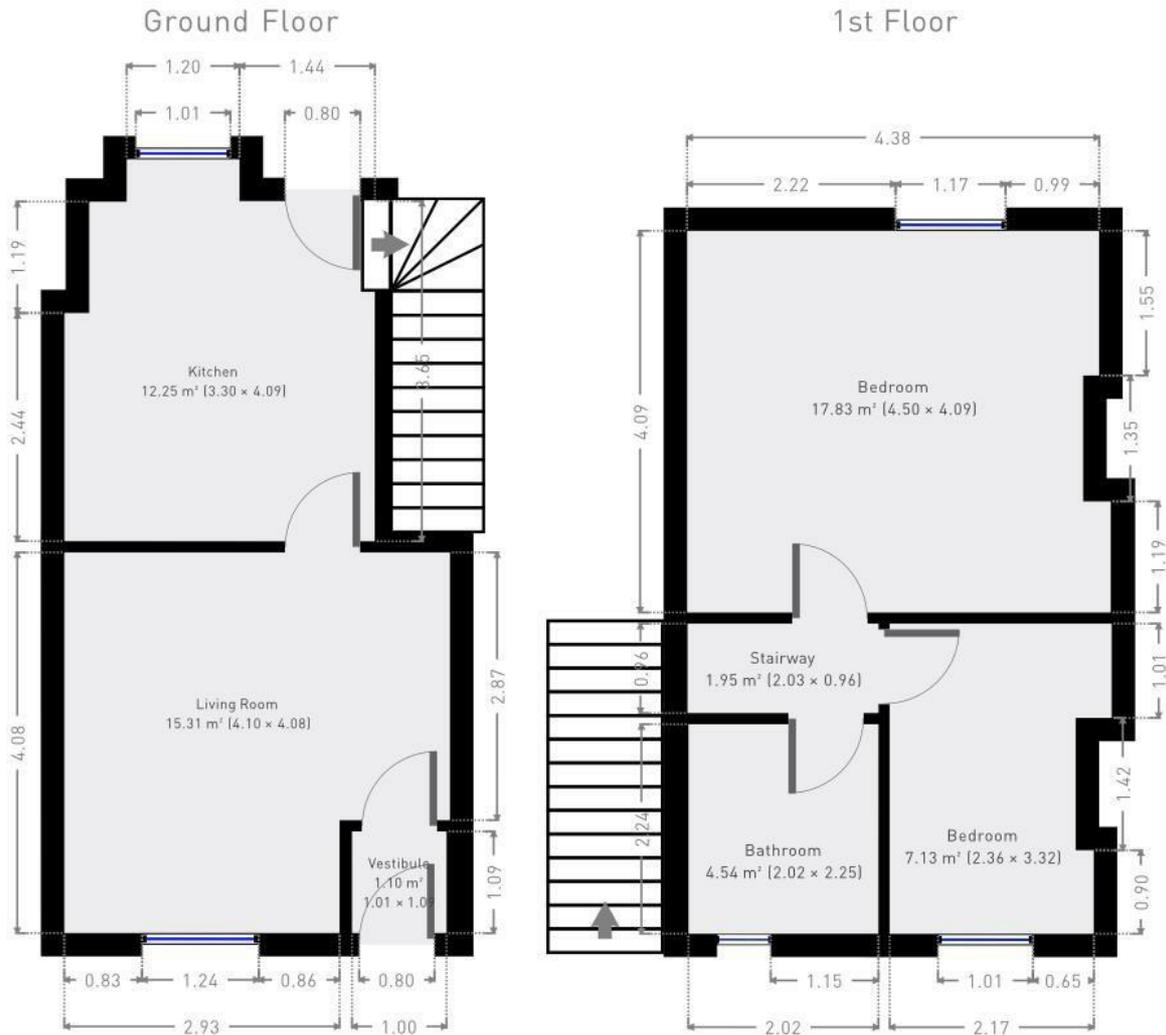
Wall-Enclosed Rear Yard



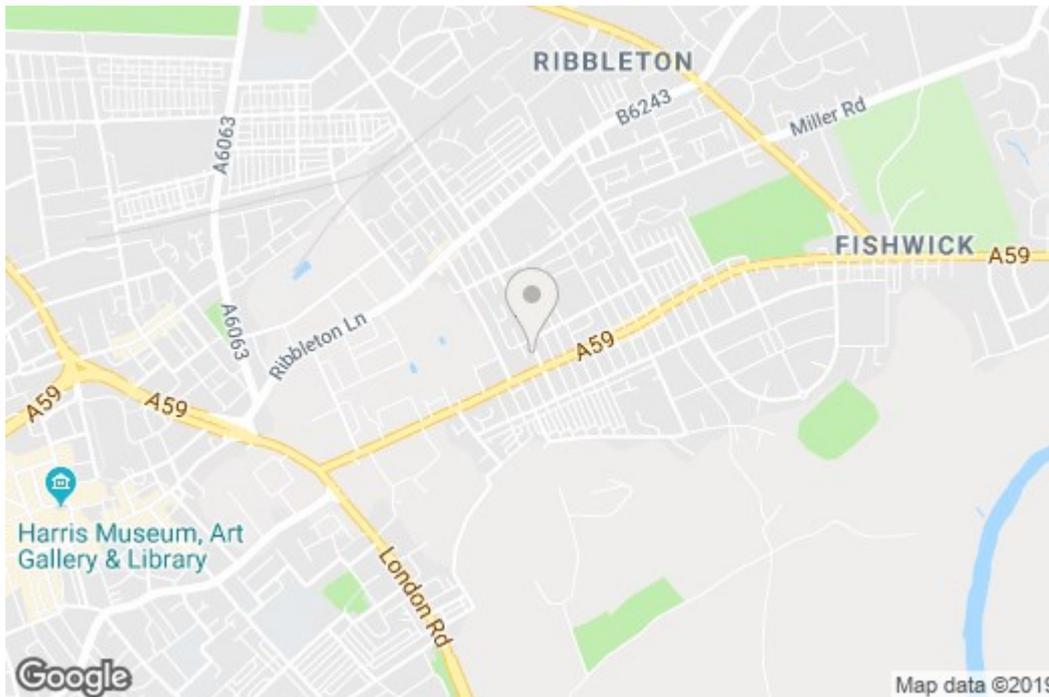
A well-kept, fully-flagged rear yard, enclosed by attractively-rendered walls.



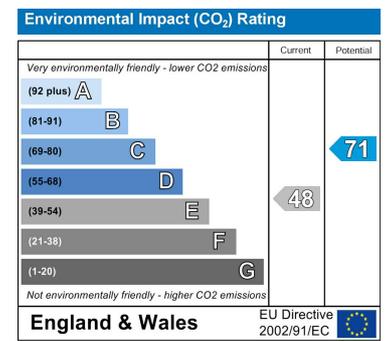
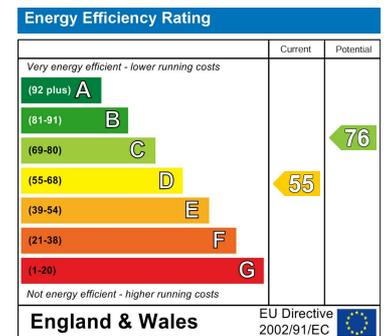
Floor Plan



Area Map



Energy Efficiency Graph



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