



HighgateHomes



40 Darkinson Lane, Preston, PR4 0RJ

Offers in excess of £249,500

If you're looking for a good size family home in a great area then this is perfect!

Highgate Homes are delighted to bring to the market this 5-bed dormer-bungalow on Darkinson Lane, Preston.

Upon entering the house, you will find an entrance hall that offers access to one of the bedrooms, the 2 receptions, family bathroom & the kitchen.

The downstairs bedroom is situated at the front of the property, it has fully wooden flooring, this bedroom is a great size. Moving through you will then be greeted by the first reception which is also situated at the front of the property, it has fully wooden flooring, a lovely fireplace & is a great size. Reception 2 is situated at the back of the property with fully wooden flooring, & stunning French doors opening outwards into the fantastic size garden, this reception has stairs leading to the first floor. There is also a lovely, modern 4 piece bathroom. Moving into the kitchen, you will find that it is a brilliant size, this

Reception 1

10'10" x 19'0" (3.32 x 5.80)



This reception is situated at the front of the property, with fully wooden flooring, a lovely fireplace & plenty of space for a sofa, television and a variety of other furniture.

Reception 2

10'11" x 11'7" (3.33 x 3.55)



This reception is situated at the back of the property, with fully wooden flooring, stunning French doors opening into the back garden, great size to fit a sofa, television & a variety of other furniture, this reception also has stairs leading to the first floor.

Kitchen

12'4" x 14'7" (3.76 x 4.47)



The kitchen is a great size, it comes with an oven & hob, it has plenty of upper and lower storage space, it also has the back door leading into the garden.

Family Bathroom



This is a great size, tastefully decorated, 4 piece family bathroom.

Bedroom 1

9'5" x 10'1" (2.89 x 3.08)



This bedroom is situated downstairs and is at the front of the property, it has fully wooden flooring, a radiator and has enough space for a double bed & supporting furniture.

Bedroom 2

11'0" x 8'11" [3.37 x 2.73]



This bedroom is situated on the first floor at the front of the property, it is fully carpeted, has a radiator & also has a built in wardrobe, it has plenty of space for a double bed & supporting furniture.

Bedroom 3

9'4" x 9'2" [2.87 x 2.80]



This bedroom is situated on the first floor at the front of the property, it is fully carpeted, has a radiator & had enough space for a double bed & supporting furniture.

Bedroom 4

6'3" x 10'9" [1.93 x 3.30]



This bedroom is also situated on the first floor, it is fully carpeted, has a radiator & has enough space for a bed & supporting furniture.

Bedroom 5

10'11" x 10'5" [3.35 x 3.18]



This bedroom is situated on the first floor, it is fully carpeted, has a radiator, there is enough space for bed & supporting furniture & it has wonderful views.

W/C



This W/C is located on the first floor and has laminated flooring.

Sauna

6'6" x 11'5" (2.00 x 3.50)

There is a lovely sauna room which is situated in the back garden.

Floor Plan



Area Map



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 or give any representation or warranty in respect of the property.

Energy Efficiency Graph

