



36 River Parade, Preston, PR1 8EJ

Asking price £139,950

Highgate Homes are delighted to be able to bring to market this immaculate, recently renovated 3-bed terraced house for sale on River Parade, Preston, Lancashire. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and benefits from excellent local schools, nurseries, and a wide range of amenities via Preston City Centre.

Internally, the property briefly comprises of the lounge, tastefully decorated throughout with full wooden laminate flooring. Moving through the interior French doors, you are greeted by the stunning kitchen, all recently renovated to a very high standard with a built-in dishwasher, BEKO oven and plenty of built-in cupboards for additional storage. In the kitchen, you will also find 2 additional smaller rooms, 1 containing a tastefully decorated toilet room with toilet & sink and the other containing the boiler and plumbing for a washing machine. Moving upstairs, you are greeted by 2 well-sized double bedrooms and a good-sized single bedroom – you will also find the elegantly decorated family bathroom with bath, shower unit, sink & toilet.

Externally, to the rear, you are provided with generous storage space with half stone slabs & half wooden decking – the side gate giving access to the alley which, in turn, gives access to the front of the

Reception

13'3" x 10'6" (4.05 x 3.22)



A good-sized, tastefully decorated reception with full wooden laminate flooring & large UPVC window for natural light. The room currently contains 2 lounge chairs, small table & additional desk. With some adjustment, this could fit a sofa & television or, adventively, this could also make an excellent dining room.

Kitchen

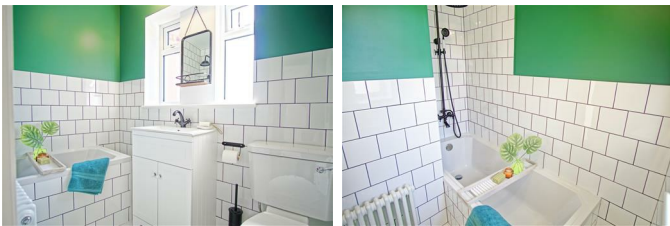
13'5" x 12'4" (4.10 x 3.77)



A good-sized, stunning family kitchen. The centre of the floor has a beautiful diamond black & white floor pattern whilst the rest benefits from large white tiles. There is plenty of space for storage via a series of built-in cupboards and just next to the sink, you'll find a built-in dishwasher. In the kitchen, you'll also find 2 smaller room, one housing the downstairs toilet & the other housing the boiler and plumbing for a washing machine.

Family Bathroom

7'4" x 6'10" (2.24 x 2.10)



A beautiful, well-sized family bathroom. Crisp white tiles decorate the actual bath and the half of the wall whilst the other half is painted a clean green giving the room its distinct look. The room itself contains a bath, shower unit, sink with storage below & toilet.

Bedroom 1

11'7" x 7'0" (3.55 x 2.15)



A large, crisp bedroom that could easily mould into a variety of purposes, whether that be another bedroom, for storage, a nursery, a study.

Bedroom 2

10'11" x 10'6" (3.35 x 3.21)



A well-sized, beautiful second bedroom currently acting as the master bedroom. It benefits from a double-bed, desk, & additional built-in storage with overhead lights.

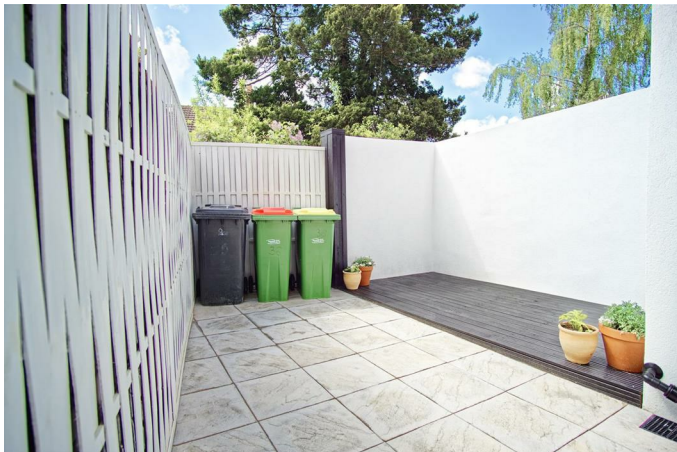
Bedroom 3

7'3" x 6'8" (2.23 x 2.05)



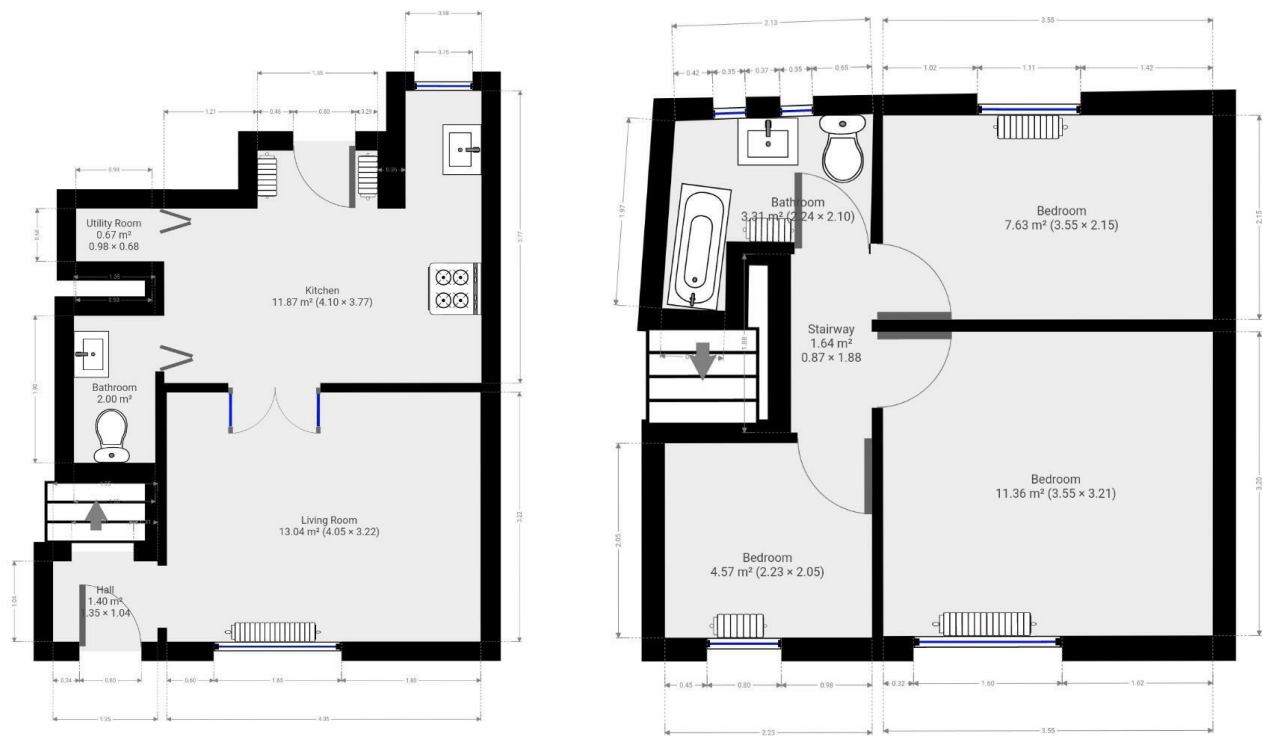
The smallest of the 3 bedrooms, this could also make an excellent nursery, study or, room for extra storage. It also benefits from some additional built-in storage where the stairs overlap.

Rear Yard



A good-sized rear yard benefiting from half stone flags & half black timber decking. This gives plenty of room for entertaining during the summer months & gives access to the side of the property via the back gate.

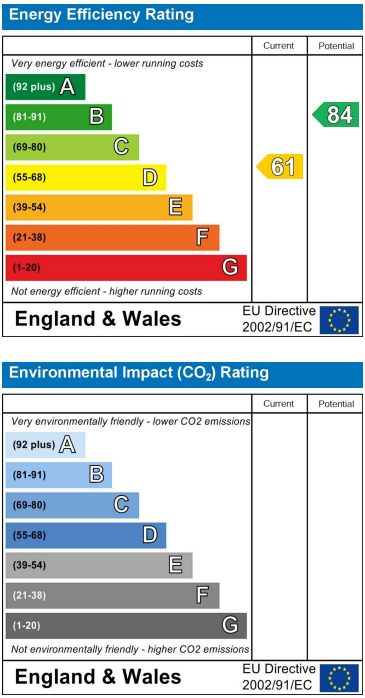
Floor Plan



Area Map



Energy Efficiency Graph



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