



**Hudson Drive, Preston, PR4 2ER**

**£216,950**

**EXCELLENT VALUE FOR MONEY!!!** We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom end terraced house, situated in Kirkham!



# 24 Hudson Drive, Kirkham, Preston, PR4 2ER

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Kirkham. Benefiting from modern sophisticated decor throughout, en-suite shower room and private rear garden.

The living accommodation briefly comprises of; lounge/diner, kitchen and WC/cloaks. To the first floor 3 bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD  
Council tax band - C

## GROUND FLOOR

### Lounge 14'5" x 14'11" (4.41m x 4.55m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, spacious under-stair storage cupboard and curtains

### Kitchen/diner 8'0" x 12'1" (2.44m x 3.69m)

High quality vinyl flooring with a range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

### WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

### Bedroom 11'8" x 8'5" (3.58m x 2.58m)

High quality wood effect laminate flooring with window to the rear elevation and curtains

### En-suite

High quality wood effect laminate flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and tiled decor

### Bedroom 8'7" x 9'10" (2.62m x 3.01m)

High quality wood effect laminate flooring with window to the front elevation and curtains

### Bedroom 8'9" x 6'3" (2.69m x 1.91m)

High quality wood effect laminate flooring with window to the rear elevation and curtains

### Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath and radiator

### EXTERNAL

Well presented and private South-facing rear garden, enclosed by panel fencing with laid to lawn and patio area. Tandem driveway to the front/side of the property, capable of accommodating 2 vehicles.





