

# Whitakers

Estate Agents



11 Eldon Drive

, Preston, HU12 8XH

Offers In The Region Of £170,000



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### Entrance hall

Double glazed entrance door, central heating radiator and staircase to landing off.

### Lounge

15'10" x 12'4" Max (4.82 x 3.75 Max)

Upvc double glazed window, central heating radiator, coved ceiling and a wall mounted living flame fire.

### Dining kitchen

15'9" x 9'1" (4.81 x 2.78)

Upvc double glazed window, central heating radiator, a range of base wall and drawer units, fitted work surfaces with up stands, stainless steel single drainer sink unit with a mixer tap, plumbed for an automatic washing machine and vented for a dryer, split level oven and hob with a cooker hood over.

### Family room

17'5" x 11'7" Max (5.32 x 3.53 Max)

Upvc double glazed window, double doors leading to the gardens and a side entrance door, central heating radiator and coved ceiling.

### Cloakroom

Upvc double glazed window, towel rail, low flush WC and wash basin, coved ceiling and an extractor fan.

### Landing

Upvc double glazed window, storage cupboard. Loft access via ladder to part boarded out loft space, housing the gas central heating boiler.

### Bedroom 1

15'6" x 9'6" Max (4.72 x 2.89 Max)

Upvc double glazed window, central heating radiator and coved ceiling.

### Bedroom 2

13'3" x 11'7" Max (4.03 x 3.53 Max)

Two Upvc double glazed windows, central heating radiator, coved ceiling and a storage cupboard.

### Bedroom 3

9'2" x 8'7" Max (2.80 x 2.61 Max)

Upvc double glazed window, central heating radiator, coved ceiling and a storage cupboard.

### Bathroom

Upvc double glazed window, towel rail central heating radiator, partially tiled and fitted with a four piece suite comprising panelled bath, shower cubicle, pedestal wash basin and a low flush WC, coved ceiling with down lighters. Under floor heating.

### Gardens

To the front of the house there is a lawn garden and the drive allowing off road parking.

To the rear of the house there is a n extended garden, of a very generous size and has a lawn and a range of mature shrubs, plants and flowers, the garden was extended prior to the current owners (paperwork included) and the garden has a privacy aspect as well as enjoying the sunshine, and has high level timber fence boundary, a raised deck/seating area for entertaining.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Disclaimer

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

## Additional Services

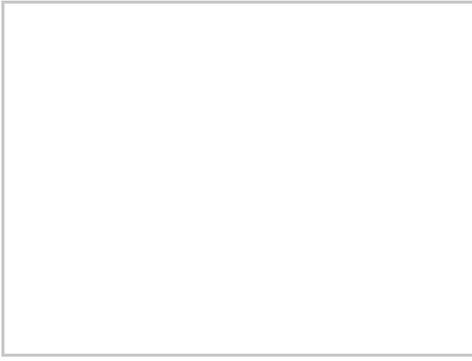
Whitakers Estate Agents offer additional services via third parties for: surveying, financial services, investment, insurance, conveyancing and other services associated with the sale and purchase of property.

We are legally obligated to advise a Vendor of any additional services a Buyer has applied to use in

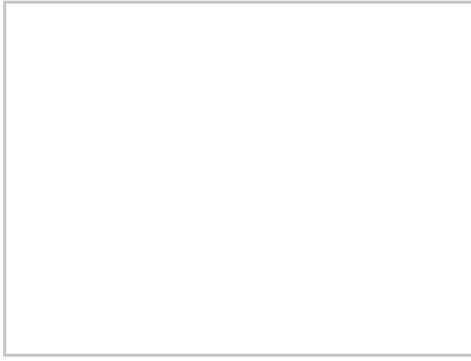
connection with their purchase. We will do so in our Memorandum of Sale when the sale is instructed to both parties Solicitors and the Vendor and Buyer.



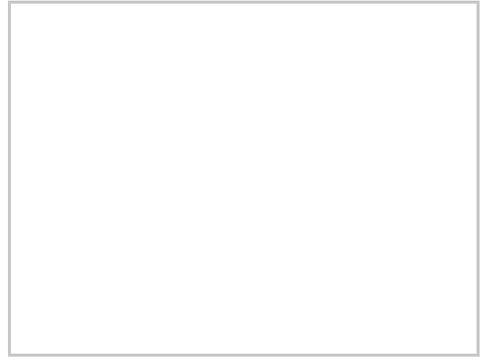
## Road Map



## Hybrid Map



## Terrain Map



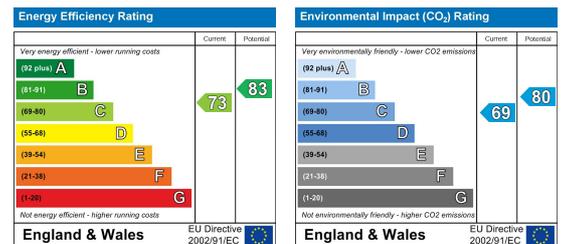
## Floor Plan



## Viewing

Please contact our Sutton Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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