

16 Heywood Lane, Wrea Green, Preston, PR4 2NL



£195,000

- TWO BEDROOM END TERRACE NEW BUILD
- SITUATED ON NEW DEVELOPMENT IN WREA GREEN
- INCLUDES OPEN PLAN LIVING/DINING SPACE & KITCHEN
- TWO GOOD SIZED DOUBLE BEDROOMS
- DOWNSTAIRS WC, FITTED FAMILY BATHROOM
- FRONT & REAR GARDENS, LARGE DRIVE FOR OFF ROAD PARKING

NO CHAIN Harbour Properties are delighted to advertise for sale this stunning, "as new", two bedroom end terrace house on the new Parkwood Chase development within walking distance to the centre of Wrea Green. The property comprises an open plan living area and kitchen, two spacious double bedrooms, downstairs WC and a modern three piece bathroom.

HALLWAY

Composite front door leading to entrance hall way with vinyl flooring.

DOWNSTAIRS WC

Downstairs WC off hallway, with vinyl flooring and white emulsion walls, including toilet with dual flush, basin with mixer tap, extractor, toilet roll holder and spotlighting.



OPEN PLAN LIVING ROOM/KITCHEN

The hallway leads through to a great space perfect for open plan living, which includes a kitchen, dining area and lounge. Kitchen 4.8m x 3.04m: Comes with cream gloss wall and base units, wood effect worktops, 4 ring gas hob, electric oven and extractor hood, plumbing for washing machine, stainless steel sink and drainer, spring mixer tap and spotlighting. Dining area 3.04m x 3.02m: In the middle of the open plan space is the dining area with vinyl flooring, radiator, and under stair storage. Lounge: 4.34m x 2.61m: To the rear of the room is the living space, which has plenty of space for seating and television. It comes with grey carpet and includes double French doors and radiator.





MASTER BEDROOM

14'3" (4m 34cm) x 8'6" (2m 59cm)

The master bedroom is to the rear of the property and is a spacious double bedroom, includes grey carpet and window over looking the rear garden.



FAMILY BATHROOM

Three piece, modern family bathroom upstairs with vinyl flooring, includes toilet with dual flush, basin with mixer tap, bath with over head shower and shower screen, radiator and extractor.



SECOND BEDROOM

14'3" (4m 34cm) x 8'11" (2m 71cm)

The second bedroom is over looking the front of the property and has grey carpet and an over the stairs storage cupboard.



OUTSIDE

To the front of the property is a lawn and a paved path leading up to the front door. To the rear is an enclosed, private garden with paving and lawn. There is a gate to the side of the rear garden for access to and from the spacious driveway.




Disclaimer

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

