

6 WEGHILL ROAD PRESTON



A MID TERRACED HOUSE WHICH HAS UNDERGONE A FULL REFURBISHMENT TO AN EXTREMELY HIGH STANDARD. 'READY TO MOVE INTO' CONDITION, PERFECT AS A FAMILY HOME, FIRST TIME PROPERTY OR FOR INVESTMENT. FOR SALE WITH NO CHAIN INVOLVED. EARLY VIEWING IS RECOMMENDED, DON'T MISS OUT!

Price: £124,950

6 Weghill Road, Preston. HU12 8UW

SITUATION: Set in the rural village of Preston, within walking distance of the local primary and secondary schools, sports centre and village playing field. Close to the village centre for shopping, post office, pubs and take aways.

DESCRIPTION: Having the benefit of gas central heating and uPvc double glazing and comprising entrance hall, lounge with feature fireplace, newly fitted kitchen and newly fitted bathroom. On the first floor are three bedrooms and a newly fitted shower room. South facing rear garden and a detached garage with access via a ten foot.

PROGRAMME OF WORKS: Within the last three years, the property has undergone an extensive programme of refurbishment, details as follows: Fitted with a new Combi boiler and new radiators, a full re wire has been carried out including the garage, new fitted kitchen with integrated oven and extractor, new bathroom with 'P-shaped' bath and new shower room, replacement windows at the front of the house, new roof lining, all rooms skimmed and a full redecoration, new carpets and flooring throughout, exterior wall insulation, upstairs interior wall insulation and new interior doors throughout.

Accommodation is as follows:-
Front entrance door into:

HALLWAY:

With front and side windows, ceiling light, smoke alarm, radiator and stairs to first floor. Laminate flooring and ceiling height cupboard housing the electric meter. Door to:

LOUNGE: 4.58m x 3.94m at widest points

Fitted with a contemporary wall mounted electric fire. This is remote controlled, has a stone effect and various light settings. Front window, ceiling and

wall lighting, laminate flooring and two radiators. Under stairs cupboard housing the gas meter. Door to:

KITCHEN: 2.65m x 3.10m

Fitted with a range of modern wall and base units and drawers with a contrasting work surface and tiled splashback area. Wall mounted central heating boiler, stainless steel single drainer sink with mixer tap and integrated electric oven with four ring gas hob and extractor over. Laminate flooring, ceiling spot light fitment, radiator and rear entrance door. Door to:

BATHROOM: 2.65m x 1.62m

Part tiled and fitted with a three piece suite comprising a panelled 'P' shaped bath with shower over, pedestal wash basin and WC. Rear window, ceiling light, extractor fan and laminate flooring.

FIRST FLOOR

LANDING:

With banister rail and spindled balustrade, ceiling light, smoke alarm and access to loft.

BEDROOM 1: 4.00m x 2.95m at widest points

With a front aspect, radiator and ceiling light.

BEDROOM 2: 3.31m x 2.70m

With a rear aspect, radiator and ceiling light.

BEDROOM 3: 2.32m x 2.06m

With a rear aspect, radiator and ceiling light.

SHOWER ROOM: 2.12m x 1.85m

Part tiled and fitted with a quarter circle shower cubicle, vanity wash basin, wall mounted mirror and WC. Laminate flooring, ceiling light and front window.



OUTSIDE:

To the front is a pathway to the front door and a low maintenance garden with decorative pebbled area. The rear garden is south facing and has a decked patio area, lawn, boundary fencing and path way to a rear access onto a ten foot.

GARAGE:

The garage is pre cast with timber doors and is accessed via the rear ten foot. There is a side window and courtesy door onto the garden. It has power and lighting.

COUNCIL TAX: Band A (conf. from VOA website)

VIEWING: By appointments, please, through John P. Dennis & Son Ltd, 01482 897129

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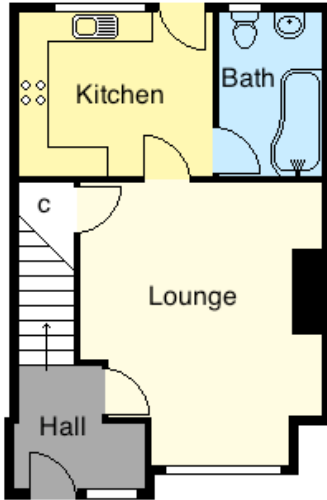
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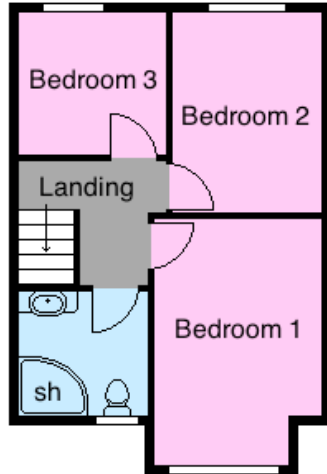
N.B. Measurements are approximate and have been taken using a digital electronic device, which should not be relied upon for such matters as carpet fitting. Any plans provided are for room identification only. Prospective purchasers are recommended to check all measurements for themselves.

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Ground Floor



First Floor

Room Identification Plan
Not to Scale

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	84

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	69	84

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