

# H Highgate\_Homes



5 Leadale, Preston, PR2 1YU

Asking price £185,000

\*\*\*\*Scroll down for virtual tour\*\*\*\*

Highgate Homes are proud to present this tastefully decorated two bedroom detached bungalow for sale on Leadale, Preston. Situated in a popular residential highly sought after location, it is ideally located for local schools, amenities and transport links into and around Preston.

The accommodation comprises a spacious hallway, large lounge with front facing window, fitted 3-piece bathroom, 2 bedrooms, a well-sized conservatory and large back garden with workshop and a summer house. Furthermore, A driveway provides ample off-street parking leading to the garage.

To fully appreciate the size, setting, and finish, viewing is essential - call Highgate Homes today on 01772 651165 or email [office@highgatehomes.co.uk](mailto:office@highgatehomes.co.uk) to get booked in!

Virtual Tour: <https://my.matterport.com/show/?m=3sxnWK413G>

349-351 Blackpool Road, Preston, Lancashire PR2 3AB  
Telephone 01772 510780 | Email [office@highgatehomes.co.uk](mailto:office@highgatehomes.co.uk) | [www.highgatehomes.co.uk](http://www.highgatehomes.co.uk)



## Reception

16'8" x 17'0" [5.10 x 5.20]



A large, tastefully decorated reception with 3 sets of UPVC windows, 2 at the front and 1 at the back. Fitted carpets throughout with a fitted electric fireplace as the centrepiece. This room also has a dining area with a serving hatch leading through to the kitchen.

## Bedroom 1

8'9" x 13'8" [2.68 x 4.18]



Well-sized bedroom with double bed, overhead wardrobe for additional storage and fitted dressing table with 2 sets of drawers. Fully carpeted throughout with a UPVC window towards the rear.

## Bedroom 2

9'4" x 10'3" [2.86 x 3.14]



A well-sized second bedroom with double bed and fitted storage with 2 wardrobes, chest of drawers, shelves and a unit between the wardrobes for storage. Fully carpeted throughout with a UPVC window towards the rear.

## Kitchen

6'0" x 12'11" [1.83 x 3.96]



A large, tastefully decorated kitchen with matching decoration throughout. Several base units & overhead cabinets for storage with fitted oven, hob, extractor fan, fridge & washing machine which leads onto the conservatory. Wooden flooring throughout and UPVC window towards the rear.

## Bathroom

6'0" x 6'0" [1.85 x 1.83]

A well-presented 3-piece bathroom with bath, shower, sink & toilet. UPVC window towards the rear.

## Conservatory

6'5" x 10'2" [1.96 x 3.10]



A homely, well-sized conservatory with 2 chairs and cabinet for storage. Excellent views over the rear garden!

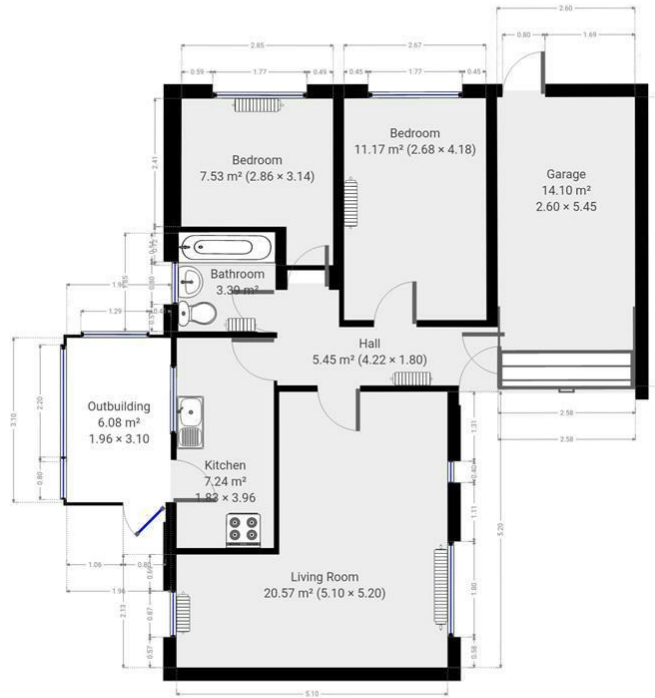
## Back Garden



A large, beautifully laid out back garden primarily comprising a central area with stone pebbles & footpath around the boundaries. You will also find a summer house, greenhouse and large workshop.

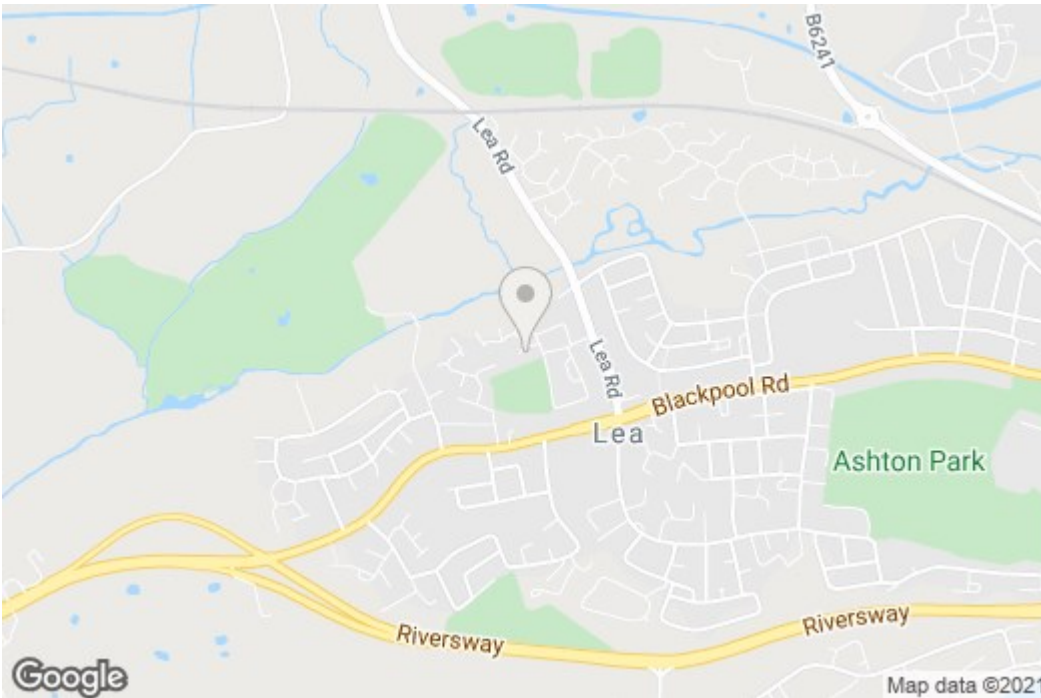


# Floor Plan

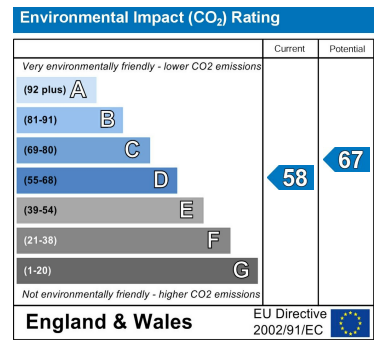
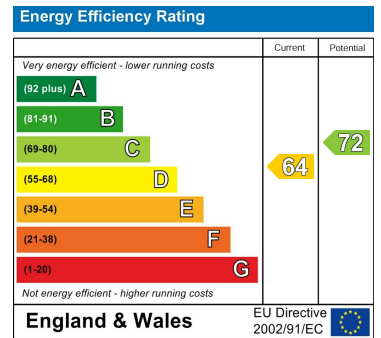


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENGOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.