



## 1 Orchard Farm Close, Mere Brow, Preston PR4 6JZ

£450,000



Set in a cul-de-sac position this three/four bedroom detached property offers flexible and versatile living accommodation. Beautifully presented throughout, gardens to front and rear and single garage. VIEWING HIGHLY RECOMMENDED.



**ACCOMMODATION COMPRISES:**

Entrance door with glazed inset to:

**ENTRANCE PORCH**

Spacious entrance porch with door to:

**ENTRANCE HALL**

Stairs to first floor accommodation. Radiator.

**LOUNGE 11'7" x 17'5" (3.54m x 5.32m)**

Double glazed French doors to rear. Feature fireplace with inset coal effect electric fire. Two radiators.

**SITTING ROOM 11'7" x 11'3" (3.55m x 3.43m)**

Double glazed window to front. Radiator.

**DINING ROOM/PLAYROOM/BEDROOM 4 10'10" x 15'3" (3.32m x 4.67m)**

Double glazed window to front. Radiator.

**BATHROOM 6'9" x 6'2" (2.06m x 1.88m)**

Double glazed window to side. Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and low level w.c. Wall mounted radiator/towel rail. Fully tiled walls and floor.

**DINING KITCHEN 17'10" x 9'8" (5.46m x 2.97m)**

Double glazed window and double glazed French doors to side. The kitchen area is fitted with a range of wall and base units incorporating one and half bowl stainless steel sink unit, four ring gas hob with electric oven beneath and extractor hood over. Integrated fridge, freezer, dishwasher and washing machine. Part tiled walls. The dining area enjoys views over the garden. Radiator.

**FIRST FLOOR ACCOMMODATION:**

**LANDING**

Access to loft which is part boarded. Radiator.

**BEDROOM 1 13'3" x 16'9" (4.06m x 5.11m)**

Double glazed windows to front and rear. Built in wardrobes. Radiator.

**EN-SUITE SHOWER ROOM 11'10" x 8'5" (3.63m x 2.59m)**

Fitted with a double shower cubicle, vanity wash hand basin and low level w.c. Walls and floor fully tiled. Wall mounted radiator/heated towel rail.

**BEDROOM 2**

Double glazed window to rear. Built in wardrobes. Radiator.

**BEDROOM 3**

Double glazed window to rear. Built in double wardrobe. Radiator.

**BATHROOM 5'8" x 8'6" (1.73m x 2.60m)**

Double glazed window to rear. Fitted with a bath with shower over, pedestal wash hand basin and low level w.c. Walls and floor fully tiled. Wall mounted radiator/heated towel rail.

**FRONT**

The property is approached via a side driveway providing off road parking for two cars, and leading to the single garage with up and over door, power and light. Personal access door to side.

The front garden is laid to lawn.

**REAR**

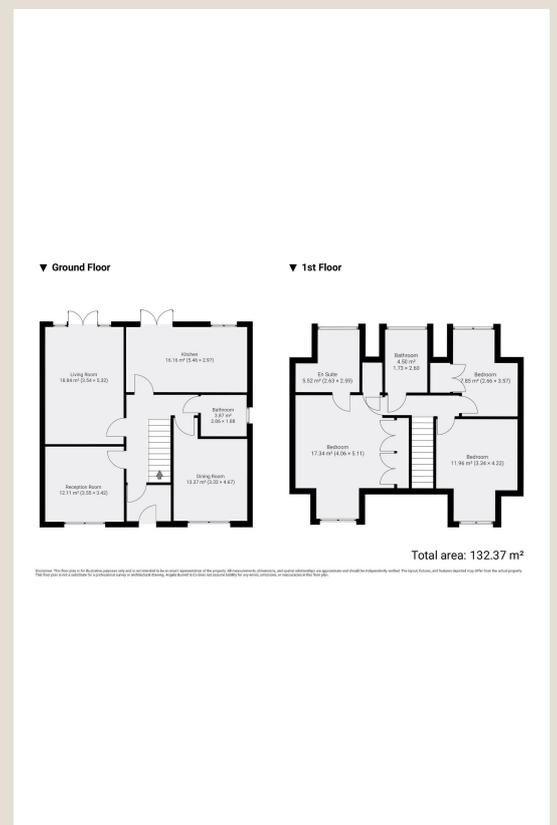
The attractive rear gardens are low maintenance laid with astro turf. The borders are well stocked with established shrubs and seasonal plants. There is a paved patio area, and the property is not directly overlooked.

**SUPER FAST FIBRE BROADBAND CONNECTION**

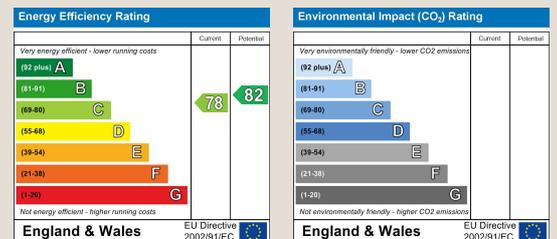
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



**Property Specialists**

Blacksmith's Barn Hall Lane, Mawdesley, Lancashire, L40 2QY Telephone: 01704 821393  
 Email: sales@angelaburnett.com www.angelaburnett.com

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