GUILDHALL
SALES & LETTINGS



38 Cheltenham Crescent

Lightfoot Green, Preston, PR4 0FJ

Offers In The Region Of £265,000

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Nestled in the charming area of Lightfoot Green, Preston, this beautiful family home on Cheltenham Crescent offers a perfect blend of modern living and comfort. Built just three years ago, the property boasts a well-lit yet cosy reception room that welcomes you with warmth. The modern fitted kitchen is designed with both style and functionality in mind, providing ample space for a dining table and easy access to the enclosed rear garden, ideal for family gatherings or quiet evenings outdoors.

The ground floor also features a convenient downstairs w/c and additional storage, ensuring that practicality is at the forefront of this home. As you ascend to the first floor, you will find a contemporary family bathroom that serves the household well. The main bedroom is a true retreat, complete with its own en-suite bathroom for added privacy. The second bedroom is generously sized, making it a comfortable double, while the third bedroom presents a versatile space that could serve as a delightful single bedroom or a productive office.

Outside, the property benefits from designated off-street parking that can accommodate two vehicles, a valuable asset in this desirable location. With excellent transport links nearby, commuting and exploring the surrounding areas is made easy. This home is perfect for families seeking a modern lifestyle in a welcoming community. Don't miss the opportunity to make this lovely house your new home.







Hall
Central heating radiator, smoke alarm, composite leaded front door, storage cupboard, doors to reception room, kitchen, WC, stairs to first floor, laminate floor.

Reception Room
2 x UPVC double glazed leaded window, central heating radiator.

Kitchen/ Diner
2 x UPVC double glazed leaded windows, central heating radiator, range of wall and base units, laminate worktops, stainless steel sink with mixer tap and extractor hood, 4 ring gas hob, electric oven, built-in fridge freezer, integrated dish washer, concealed Logic combi boiler, laminate floor, UPVC double glazed French doors to rear, laminate floor.

WC
Central heating radiator, tile splash back, pedestal sink with mixer tap, dual flush WC, laminate floor.

Front
Trees, laid to lawn, flagged path.

Rear
2 Car park spaces, designated parking, laid to lawn, flagged patio.

Landing
Loft access, smoke alarm, storage cupboard, doors to bedrooms, 1,2,3 and bathroom, stairs to ground floor.

Bathroom
UPVC double glazed frosted leaded window, extractor fan, central heating radiator, partial wall, tiled, dual flush WC, pedestal

Bedroom One 10'7" x 10'5" (3.25 x 3.18)

En Suite 7'4" x 5'1" (2.26 x 1.57)

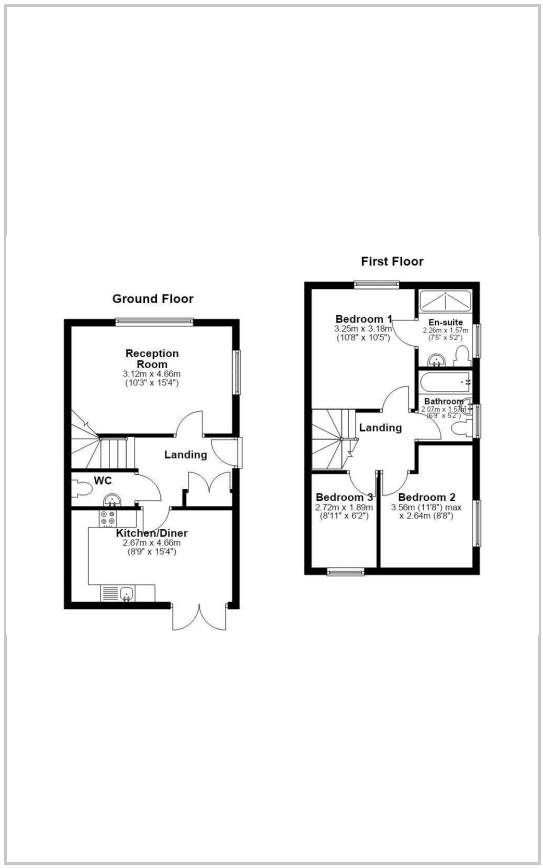
Bedroom Two 11'8" x 8'7" (3.56 x 2.64)

Bedroom Three 8'11" x 6'2" (2.72 x 1.89)

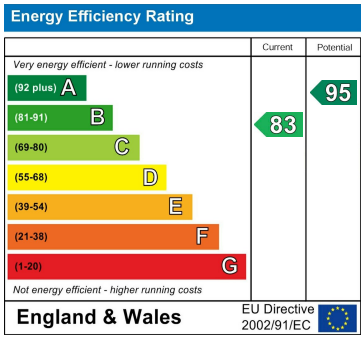
Area Map



Floor Plans



Energy Efficiency Graph



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