



GUILDHALL
SALES & LETTINGS

12 Highfield Avenue

Inskip, Preston, PR4 0UE

Offers Over £209,950



Nestled on Highfield Avenue, a quiet cul de sac with amazing views over the fields to the side of the property, in the charming village of Inskip, Preston, this delightful house presents an excellent opportunity for a variety of buyers. The property boasts a spacious reception room, perfect for both relaxation and entertaining guests. The fitted kitchen and dining area are designed with modern living in mind, featuring bifold doors that seamlessly connect the indoor space to a lovely rear garden, ideal for enjoying the outdoors.

This home comprises three well-proportioned bedrooms, with two of them being generous doubles, providing ample space for family or guests. The modern fitted three-piece bathroom suite adds a touch of contemporary elegance to the property, ensuring comfort and convenience.

Additional features include off-street parking and a garage located to the rear, offering practical solutions for storage and vehicle accommodation. This lovely home is situated in a great location, making it an attractive option for families, first-time buyers, or those looking to downsize. With its appealing layout and desirable amenities, this property is sure to impress. Don't miss the chance to make this charming house your new home.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

Ground Floor

Porch

Central heating radiator, composite frosted front door, coving, door leading to reception room

Reception Room

UPVC double glazed window, central heating radiator, coving, double doors leading to kitchen, stairs leading to first floor.

Kitchen/Dining Room

UPVC double glazed window, central heating radiator, coving, range of wall and base units, laminate worktops, 1 1/2 sink with mixer tap, hood extractor, four ring gas hob, single oven, space for fridge/freezer, plumbing for washing machine and dishwasher, laminate flooring, double glazed bifold door leading to rear.

First Floor

Landing

Smoke alarm, loft access, storage cupboard, doors leading to bedrooms one, two, three and bathroom, stairs leading to ground floor.

Bathroom

UPVC double glazed frosted window, central heating towel radiator, 1/2 tile walls, vanity top sink with mixer tap, floor mounted dual flush press plate W/C, P-shape bath with mixer tap and overhead direct feed rainfall shower + rinse head, lino flooring.

Bedroom One

UPVC double glazed window, central heating radiator, coving

Bedroom Two

UPVC double glazed window, central heating radiator, coving.

Bedroom Three

UPVC double glazed window, central heating radiator, coving, storage cupboard.

Exterior

Front

Mature shrubs, slate chips, stones

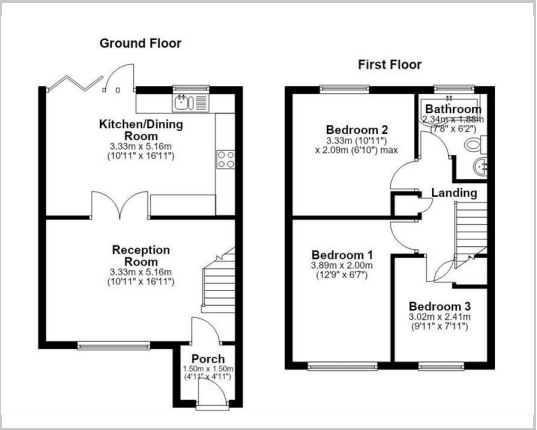
Rear

Access to garage, mature shrubs, flagged, astro-turf.

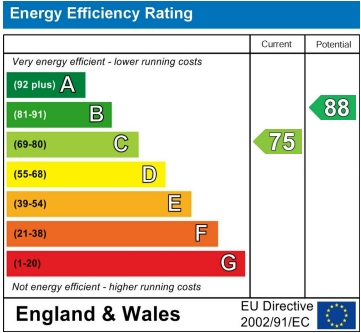
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.