

KEENANS

Sales & Lettings



Tweedys Court, Preston, PR3 2QY
Offers Over £650,000

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Ground Floor

Entrance Porch

6'2" x 5'5" (1.88 x 1.65)

Hardwood single glazed frosted front entrance door, two hardwood single glazed windows, tiled flooring and door to the dining room.

Dining Room

14'1" x 13'8" (4.29 x 4.17)

Hardwood single glazed window, central heating radiator, four feature wall lights, exposed beams, cast iron open fire and doors to the inner hall and back hall.

Inner Hall

Stairs to the first floor and door to reception room one.

Back Hall

9'3" x 5'4" (2.82 x 1.63)

Spotlights, flagged flooring, stairs to the first floor, doors to the kitchen and to the rear and open doorway to a further hall.

Kitchen

23'10" x 10'8" (7.26 x 3.25)

Two hardwood double glazed windows, central heating radiator, range of wood panelled wall and base units with granite effect worktops and tiled splashbacks, Leisure range cooker with a four ring gas hob, griddle and warming plates, extractor hood, ceramic Belfast sink, plumbing for washing machine and dishwasher, space for dryer and fridge freezer, wood clad ceiling and tiled flooring.

Further Hall

7'3" x 6'8" (2.21 x 2.03)

Central heating radiator, flagged flooring and doors to storage cupboard, shower room and reception room one.

Shower Room

7'5" x 5'9" (2.26 x 1.75)

Hardwood double glazed window, electric heated towel rail, three piece suite comprising: low basin WC, pedestal wash basin, electric feed shower unit, shaver point, full tiled elevations and tiled flooring.

Reception Room One

24'6" x 15'1" (7.47 x 4.60)

Two hardwood double glazed windows, two central heating radiators, coving to ceiling, gas flame fire with granite hearth and surround, television point, double doors to the conservatory and door to lower ground floor.

Conservatory

20'7" x 11'11" (6.27 x 3.63)

UPVC double glazed windows, pitched polycarbonate roof, electric stove effect fire and UPVC double glazed French doors to the balcony.

Lower Ground Floor

Reception Room Two

15'2" x 13'9" (4.62 x 4.19)

Hardwood double glazed window, storage heater, fitted storage, cast iron log burner with stone hearth, door to the front elevation and open doorway to the study.

Study/Bedroom Five

15'2" x 9'11" (4.62 x 3.02)

Hardwood double glazed window, flagged stone flooring, extractor fan and door to the rear.

First Floor

Landing

Loft access, smoke alarm and doors to two bathroom, shower room and four bedrooms.

Bedroom One

14'0" x 12'11" (4.27 x 3.94)

Hardwood double glazed window, fitted storage and cast iron open fire with tiled surround and decorative mantel.

Bedroom Two

14'9" x 13'8" (4.50 x 4.17)

Hardwood double glazed window, Velux window, vaulted ceiling with beams, central heating radiator, cast iron and tiled fireplace surround and wood effect flooring.

Bedroom Three

13'1" x 10'7" (3.99 x 3.23)

Hardwood double glazed window, central heating radiator, coving to ceiling, dado rail, cast iron original fire and fitted wardrobes.

Bedroom Four

14'11" x 9'9" (4.55 x 2.97)

Hardwood double glazed window, central heating radiator, vaulted ceiling, Velux window and wood effect flooring.

Bathroom One

10'9" x 6'8" (3.28 x 2.03)

Hardwood double glazed window, central heating towel rail, four piece suite comprising: low basin WC, pedestal wash basin, roll top freestanding ball and claw bath, double corner electric feed shower, coving to ceiling, fitted storage and wood effect flooring.

Bathroom Two

7'6" x 6'8" (2.29 x 2.03)

Hardwood double glazed window, central heating towel rail, four piece suite comprising: low basin WC, pedestal wash basin, freestanding roll top ball and claw bath, bidet, extractor fan, full tiled elevations and wood effect flooring.

Shower Room

6'9" x 2'7" (2.06 x 0.79)

Hardwood double glazed window, central heating radiator, double walk in direct feed shower, full tiled elevations, spotlights and tiled flooring.

External

Front

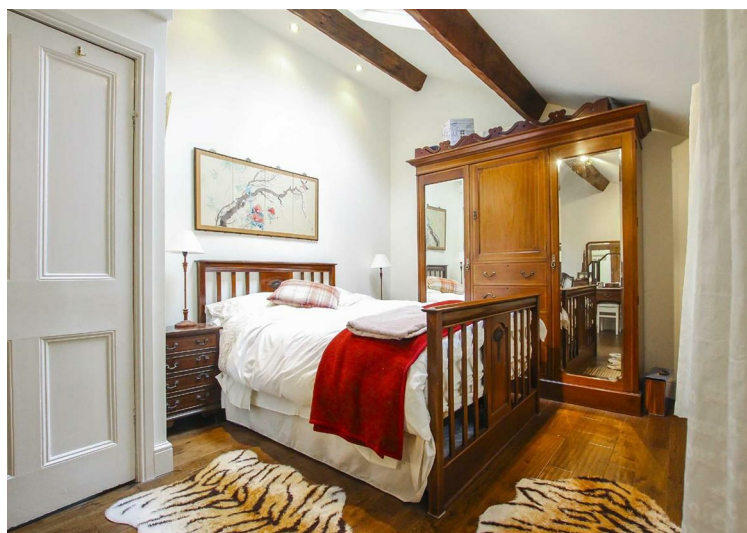
Gated off road parking for numerous vehicles leading to the lower ground floor entrance and gated courtyard area to the ground floor entrance.

Rear

Extensive gardens divided into different named garden areas consisting of: Little Shangri-La, Richard's Rest, The Walled Garden, The Woodland Garden and The Stumpery. There is also a stream running through the woodland area, planted bedding areas with flowering plants and mature trees and seating areas.

Agents Notes

The property is Freehold and Council Tax Band G.





All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	54
	29
England & Wales	
EU Directive 2002/91/EC	

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.