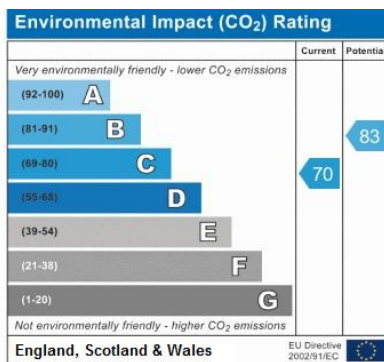
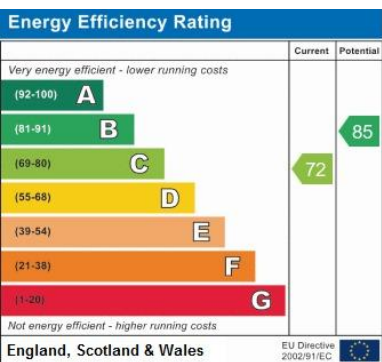




**15 Dixons Farm Mews, Clifton, Preston, PR4 0PA**

**Price: £189,950**



- Gas Central Heating
- Double Glazing
- Ensuite master bedroom
- Conservatory
- Beautiful landscaped gardens
- Driveway for two cars
- Situated in a cul-de-sac
- Easy access to Preston, Blackpool and motorway links

# 15 Dixons Farm Mews, Clifton, Preston

## HALL

Central heating radiator. Double glazed door.

## DOWNSTAIRS WC

Central heating radiator. WC. Hand basin. Double glazed window. Alarm system.

## LOUNGE

14' 11" x 11' 8" (4.55m x 3.57m)

Wood floor. Log burner style gas fire with stone hearth. Central heating radiator. Built in under stairs storage cupboard. Double glazed window. TV point. Coved ceiling.



## KITCHEN/DINER

Double glazed door, window and French doors to conservatory. One and a half bowl sink unit with mixer tap. Tiled floor. Fitted wall and base units. Built in oven, hob and extractor hood and washer/dryer. Plumbed for dishwasher. Ceiling spotlights. Central heating radiator.



## CONSERVATORY

Laminate floor. Double glazed.

## STAIRS AND LANDING

Spindled staircase and balustrade. Loft access. Double glazed window. Built in airing cupboard.

## BEDROOM 1

14' 9" x 8' 6" (4.51m x 2.60m)

Fitted wardrobes. Double glazed window. Central heating radiator.



## ENSUITE WETROOM

Shower area. Hand basin. Central heating radiator. WC. Fully tiled. Double glazed window.

## BEDROOM 2

8' 7" x 11' 0" (2.62m x 3.37m)

Central heating radiator. Double glazed window.



## BEDROOM 3

8' 0" x 6' 6" (2.46m x 1.99m)

Double glazed window. Central heating radiator.

## BATHROOM

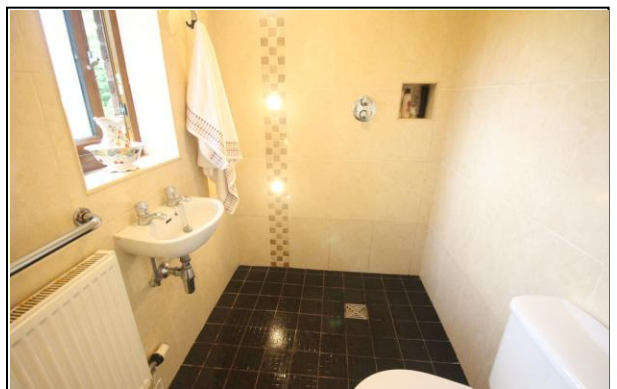
Bath. WC. Pedestal hand basin. Double glazed window. Central heating radiator.

## GARDENS

Lawn laid to front.

Two car Driveway to the side.

Beautiful landscaped rear garden with patio seating area, feature Oak tree and planted borders.



## TENURE

The property is **Leasehold**

# 15 Dixons Farm Mews, Clifton, Preston

## COUNCIL TAX

Band "C"

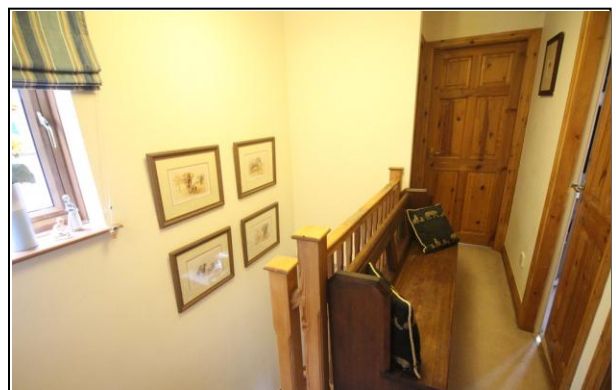
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

| Valuation Band | Council Tax 2017/18 | Council Tax 2018/19 | Council Tax 2019/20 |
|----------------|---------------------|---------------------|---------------------|
| A              | £1104.47            | £1170.70            | £1218.16            |
| B              | £1288.54            | £1365.82            | £1421.19            |
| C              | £1472.62            | £1560.93            | £1624.21            |
| D              | £1656.70            | £1756.05            | £1827.24            |
| E              | £2024.86            | £2146.28            | £2233.29            |
| F              | £2393.01            | £2536.52            | £2639.35            |
| G              | £2761.17            | £2926.75            | £3045.40            |
| H              | £3313.40            | £3512.10            | £3654.48            |

## PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

27/07/2020



# 15 Dixons Farm Mews, Clifton, Preston



15 dixons farm mews, Preston