



- Modern Mid Mews
- Two Double Bedrooms
- Downstairs WC
- Lounge
- Dining Kitchen
- Bathroom
- Garden & Parking
- Sold As A 45% Share

17 Aldwyn Court
Preston, PR1 9RZ

£72,000

A well presented, two double bedroom mid mews property, ideally located for Preston Town centre and Lostock Hall train station. Being sold as a 45% share, the accommodation comprises of a lounge, downstairs WC and a dining kitchen. To the first floor there are two double bedrooms and a modern bathroom. Externally to the front there is a driveway providing off road parking, whilst to the rear there is an enclosed garden, laid with artificial turf and a patio area. Rent, estate charge and insurance £272.55 PCM.

Ground Floor

Lounge 17' 4" x 12' 3" (5.28m x 3.73m)

Radiator, under stairs storage cupboard, stairs to first floor, window to front.

Dining Kitchen 12' 6" x 12' 2" (3.81m x 3.71m)

Fitted with a range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, oven, space for washing machine, built in fridge freezer, radiator, window to rear, French doors to rear garden.

Downstairs WC 6' 0" x 3' 6" (1.83m x 1.07m)

Suite comprising of a low level WC, wash basin, radiator.



First Floor

Landing

Access to roof void.

Bedroom One 12' 7" x 12' 3" (3.83m x 3.73m)

Radiator, window to rear.

Bedroom Two 12' 5" x 11' 2" (3.78m x 3.40m)

Radiator, storage cupboard, window to front.

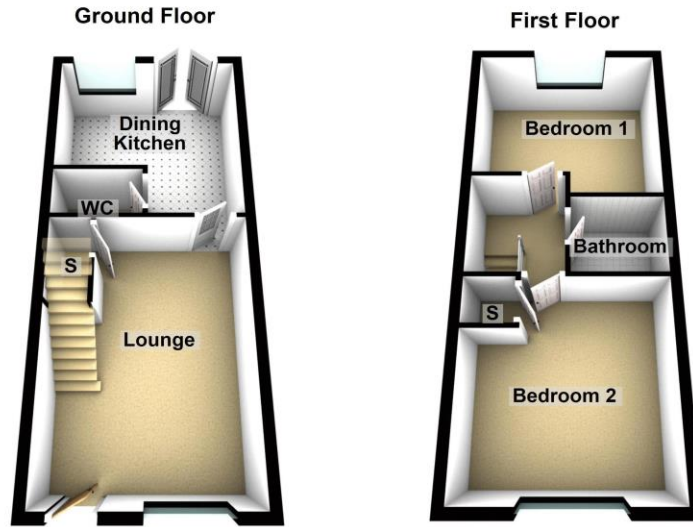
Bathroom 7' 1" x 6' 0" (2.16m x 1.83m)

Suite comprising of a low level WC, wash basin, panelled bath with shower over, radiator, part tiled walls, towel radiator, spot lighting.

External

To the front there is a driveway providing off road parking, whilst to the rear there is an enclosed garden, laid with artificial turf and a patio area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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