



- Modern End Mews Property
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Downstairs WC/Utility
- Family Bathroom
- Garden
- Parking
- Sold As 35% Share

11 Tansy Road
Preston, PR3 2LZ

£70,000

A well presented, two bedroom end mews property, located on this popular development in Whittingham. Being sold as a 35% share, the accommodation comprises of an entrance hall, open plan lounge/kitchen and a downstairs WC/Utility. To the first floor there are two double bedrooms and a family bathroom. Externally there is off road parking for two cars, with side access to the rear garden, which is mainly laid to lawn and with a flagged patio area. Rent, management/estate charge and insurance £379.13 PCM. Lease 988 yrs.

Ground Floor

Entrance Hall 4' 0" x 2' 9" (1.22m x 0.84m)

Stairs leading to the first floor.

Open Plan Lounge/Kitchen

Lounge 17' 4" x 10' 6" (5.28m x 3.20m)

Storage cupboard, radiator, wood effect flooring, window to front.



Kitchen 9' 3" x 8' 4" (2.82m x 2.54m)

Modern range of wall and base units with sink and drainer, built-in electric oven, gas hob with extractor hood over, space for fridge freezer and washing machine, radiator, wood effect flooring, window to the rear.



Downstairs WC/Utility Area

Downstairs WC 5' 1" x 3' 5" (1.55m x 1.04m)

Low level WC, wash basin, radiator.

Utility Area 5' 2" x 5' 2" (1.57m x 1.57m)

Radiator, door to rear garden.



First Floor

Landing

Bedroom One 11' 5" x 10' 6" (3.48m x 3.20m)

Radiator, storage cupboard, window to front.

Bedroom Two 14' 0" x 7' 6" (4.26m x 2.28m)

Radiator, storage cupboard, access to loft area, window to rear.

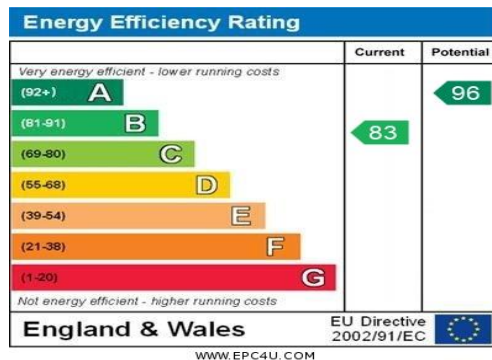
Family Bathroom 7' 1" x 6' 1" (2.16m x 1.85m)

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

Externally

Externally there is off road parking for two cars, with side access to the rear garden, which is mainly laid to lawn and with a flagged patio area.





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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