



194 Savick Way, Lea, Preston, PR2 1XF

Price: £225,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	

- Gas central heating
- Double glazing
- Large living room
- High standard integrated kitchen
- Sought after location
- Attractive shower room
- Situated in a cul de sac
- Beautifully landscaped private gardens

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FULL DESCRIPTION

This absolutely stunning and show home standard two bedroom detached true bungalow is situated in a highly desirable position at the end of a cul de sac with a very private and beautifully landscaped rear garden. The home has been modernized in a contemporary style with a large living room, spacious fitted integrated kitchen with dining room overlooking the garden. The home has an approximately 6 car driveway laid with block paving leading to the garage. Backing onto woodland, this unique property requires internal viewing!

ENTRANCE HALL

Laminate floor. Built in storage cupboard. Double glazed door. Alarm system.

WC

WC. Vanity hand basin. Chrome ladder style radiator. Laminate floor.

LOUNGE

Double glazed bay window. Laminate floor. Electric living flame fire and surround. Coved ceiling.

KITCHEN/DINING ROOM

Fitted wall and base units. Integrated oven, hob, extractor hood, microwave, dishwasher, fridge/freezer. Two central heating radiators. Double glazed french doors to garden.

BEDROOM 1

Double glazed window. Central heating radiator.

BEDROOM 2

Double glazed window. Central heating radiator.

INTERNAL HALL

Built in storage cupboard.

SHOWER ROOM

Large shower cubicle. WC. Vanity hand basin. Rain shower and shower hose. Chrome ladder style radiator. Fully tiled.

LOFT

Two access areas.

GARDENS

Block paved driveway for approximately six cars, side patio seating area, side access to other side, Large lawn with manicured planted borders, garden shed, space for a caravan, four seating areas and backs onto woodland.

GARAGE

Power and lighting. Up and over door.

TENURE

The property is **Freehold**

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.



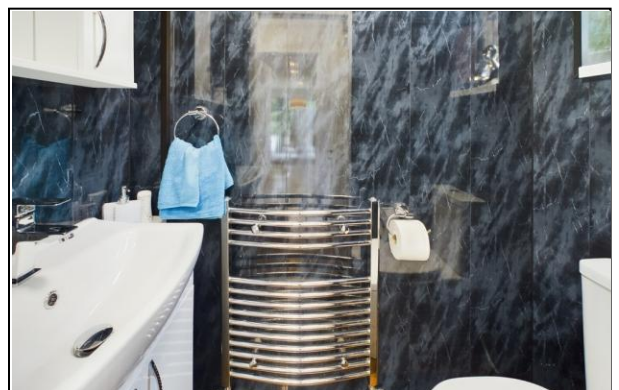
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Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
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.

16/07/2024



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