



## 5 Oaktree Avenue

Ingol, Preston, PR2 3UJ

Offers Over £220,000



We are proud to welcome this three-bedroom semi-detached property to the market in the well sought after area of Ingol. Boasting two good size reception rooms, additional conservatory, a detached garage, off road parking for multiple cars, spacious bedrooms, as well as being conveniently close to bus routes, local schools and amenities and situated close to major commuter links. This property also offers a fantastic private garden to the rear which has exceptional space, woodland features, and a pond. This property is perfectly suited to a small family or couple looking to put their own stamp on this amazing opportunity.

Comprising briefly; entrance via the front door to a porch. The porch leads to a welcoming hallway. The hallway has doors leading to two reception rooms and the kitchen as well as stairs to the first floor and under stairs storage cupboard. The second reception room leads to a conservatory and has a door which gives access to the kitchen. The conservatory has a door leading to the rear of the property. The kitchen has a door giving access to the side to the property. The first floor comprises of a welcoming landing which has doors to three good size bedrooms and a family bathroom. Externally to the front there is a laid to lawn garden with a stone chip border with mature shrubbery as well as a patio driveway for multiple cars and a detached garage. To the rear there is a great size enclosed garden which offers a laid to lawn garden which offers woodland areas, mature shrubbery and a pond at the back.

Viewings are essential, for any further information or to arrange a viewing, please call the team on 01772 769999.



## Ground Floor

### Entrance

UPVC double glazed front entrance door to the porch.

### Entrance Porch 6'2 x 1'11 (1.88m x 0.58m)

2 UPVC double glazed windows and a hardwood door with frosted windows to the entrance hall.

### Entrance Hall 12'2 x 6'1 (3.71m x 1.85m)

Central heating radiator, coving to the ceiling, staircase to the first floor, meter box and doors to two reception rooms, the kitchen and under stairs storage.

### Reception Room One 12'5 x 11'3 (3.78m x 3.43m)

UPVC double glazed bay window, UPVC double glazed frosted window to reception room two, electric fire, central heating radiator, coving to the ceiling and television point

### Reception Room Two 21'5 x 10'3 (6.53m x 3.12m)

UPVC double glazed sliding doors to the conservatory, central heating radiator, television point, coving to the ceiling, 4 feature wall lights and door to the kitchen.

### Conservatory 9' x 8'7 (2.74m x 2.62m)

6 UPVC double glazed windows and UPVC double glazed rear entrance door.

### Kitchen 17'4 x 6'3 (5.28m x 1.91m)

3 UPVC double glazed windows and is fitted with a range of wood effect wall and base units with wood effect surfaces and tiled splashbacks, tiled effect lino flooring, part wood panelling, integrated gas oven with a four ring gas hob, stainless steel sink, drainer and mixer tap, plumbing for a washing machine, space for an under counter appliance and door to the side entrance.

## First Floor

### Landing 9'1 x 6' (2.77m x 1.83m)

UPVC double glazed frosted window and doors to three bedrooms and the family bathroom.

### Bedroom One 12'7 x 10'1 (3.84m x 3.07m)

UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

### Bedroom Two 13'1 x 9'10 (3.99m x 3.00m)

UPVC double glazed window, central heating radiator, coving to the ceiling and fitted wardrobes.

### Bedroom Three 7'4 x 6'1 (2.24m x 1.85m)

UPVC double glazed window and central heating radiator

### Bathroom 6'4 x 6'3 (1.93m x 1.91m)

UPVC double glazed frosted window, central heating radiator, coving to the ceiling, loft hatch, tiled elevations and a three piece suite comprising of a pedestal wash basin with traditional taps, panelled bath with traditional taps and electric feed rinse head shower, dual flush WC and lino flooring.

## External

### Front

Laid to lawn gardens with mature shrubs and stone chips, driveway providing off road parking for 3 vehicles and access to the detached garage.

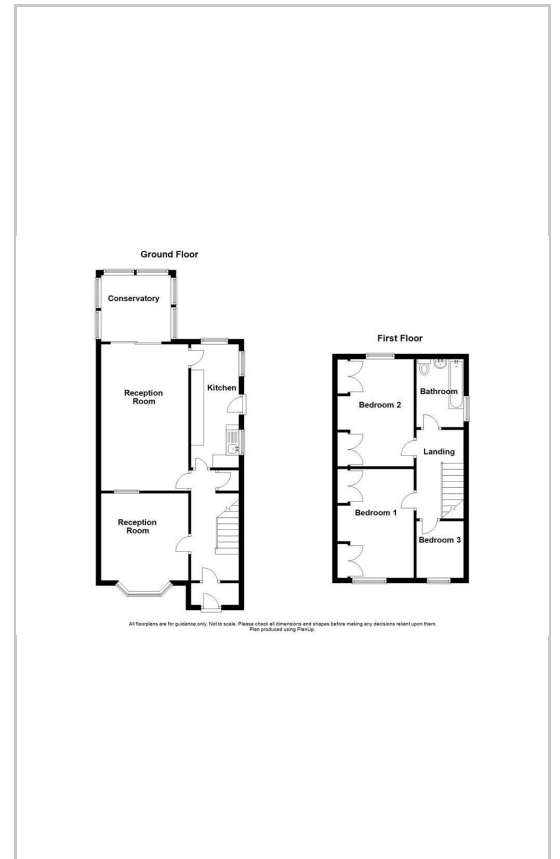
### Rear

Laid to lawn garden with planted bedding areas and mature shrubs, patio seating area and woodland area.

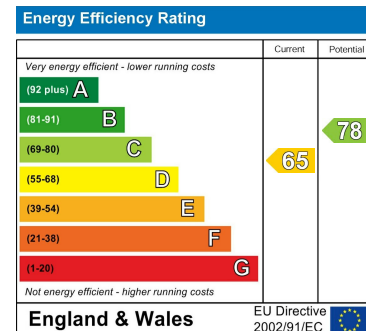
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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