

GUILDHALL

SALES & LETTINGS



18 Hamlet close

Inskip, Preston, PR4 0SN

70% Shared ownership £133,000



Guildhall Sales and Lettings are proud to introduce this well presented, three bedroomed mews property to the market.

Situated within the well sought after area of Inskip, within close proximity to local amenities, schools and commuter links. Boasting deceptively spacious accommodation and contemporary features throughout, this property is well suited for first time buyers or small families.

Internally the property comprises of an entrance hallway providing access to the ground floor WC and the lounge housing the staircase to the first floor and access to the contemporary fitted kitchen. To the first floor are three spacious bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is a paved patio seating area, laid to lawn garden, wood chipped, stone pebbled and raised bedding areas. To the front of the property is a block paved tandem driveway providing off road parking and further laid to lawn gardens.



Ground Floor

Entrance

Composite front entrance door through to the entrance hallway.

Entrance Hallway

Door to the ground floor WC and to the lounge.

Ground Floor WC

UPVC double glazed frosted window, central heating radiator, dual flush WC and a hand wash basin with mixer tap.

Lounge 16'3" x 13'1" (4.96 x 4.01)

UPVC double glazed window, central heating radiator, staircase to the first floor, under stairs storage, television point and a door to the kitchen.

Kitchen 6'9" x 15'8" (2.07 x 4.8)

UPVC double glazed window, UPVC double glazed French rear entrance doors and is fitted with a range of wall and base units with concrete effect laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, integrated oven with a four ring gas hob and extractor hood, integrated fridge freezer, plumbing for a washing machine and wood effect flooring.

First Floor

Landing

Doors to three bedrooms and the family bathroom.

Bedroom One 15'10 x 8'8 (4.83m x 2.64m)

Two UPVC double glazed windows and a central heating radiator.

Bedroom Two 8.7 x 10'2 (2.44m.2.13m x 3.10m)

UPVC double glazed window and a central heating radiator

Bedroom Three 6'8 x 6'8 (2.03m x 2.03m)

UPVC double glazed window and a central heating radiator.

Bathroom 8'4 x 5'7 (2.54m x 1.70m)

UPVC double glazed frosted window, central heated towel rail and a three piece suite comprising of a panelled bath with an over head shower, dual flush WC, pedestal wash basin with traditional taps and partially tiled elevations.

External

Rear

Enclosed laid to lawn garden with a paved patio seating area along with stone pebbled, wood chipped and raised bedding areas.

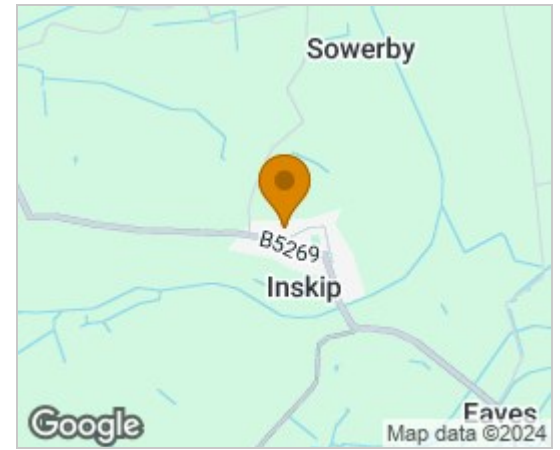
Front

Block paved tandem driveway providing off road parking and a laid to lawn garden.

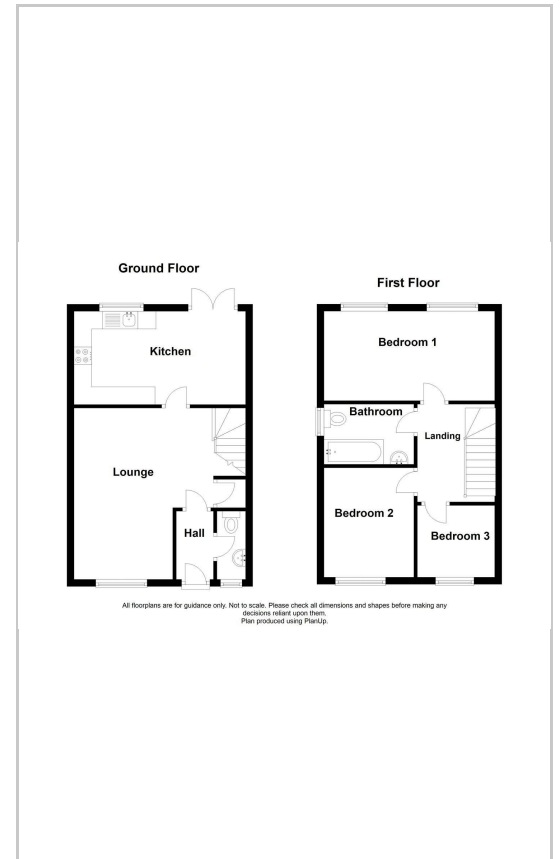
Agents Notes

70% Shared Ownership.

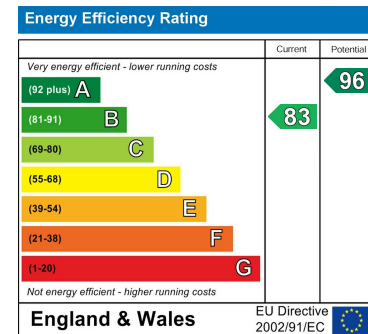
Area Map



Floor Plans



Energy Efficiency Graph



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