

GUILDHALL

SALES & LETTINGS



65 Summertrees Avenue

Lea, Preston, PR2 1SA

£199,995



Situated in the popular, well sought after area of Lea, within close proximity to local amenities, travel links and good access to the M6/M55 this beautifully presented, well maintained 3 bedroomed detached property is being welcomed to the market. Benefitting from modern decor throughout, a private rear garden and a cul-de-sac position, this property is perfect for small families and is not to be missed!

Internally comprising briefly: Entrance through to the lounge providing access to the kitchen and open access to the dining area with patio doors leading to the conservatory. To the first floor are three bedrooms and a contemporary three piece family bathroom suite.

Externally to the rear of the property you will find a well maintained laid to lawn garden area and a patio seating area. To the front of the property is a Tandem driveway providing off road parking and access to a single detached garage.

Viewings are essential, please call the team on 01772 76999 for any further information or to arrange a viewing.



Ground Floor

Lounge 14'5 x 12'3 (4.39m x 3.73m)

High quality wood effect laminate flooring and a gas fireplace with open aspect through to the dining area.

Dining Area 8'8 x 6'11 (2.64m x 2.11m)

High quality wood effect laminate flooring with patio doors leading to the conservatory.

Kitchen 8'8 x 8'1 (2.64m x 2.46m)

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks, one and a half bowl sink, drainer and mixer tap, oven with a four ring hob and extractor hood, integrated fridge freezer, space for a washing machine, high quality wood effect laminate flooring, under stairs storage and door to the rear.

Conservatory

UPVC windows, tiled flooring and patio doors to the rear.

First Floor

Bedroom One 13'6 x 8'11 (4.11m x 2.72m)

UPVC window and central heating radiator.

Bedroom Two 8'10 x 9'9 (2.69m x 2.97m)

Window and central heating radiator.

Bedroom Three 9'8 x 6'4 (2.95m x 1.93m)

Window and central heating radiator.

Bathroom

Three piece suite comprising of a panelled with over head with over head shower feed, vanity wash basin with mixer tap, dual flush WC, partially tiled elevations, spotlights and high quality vinyl flooring.

External

Rear

Enclosed garden with a paved patio seating area and laid to lawn garden area.

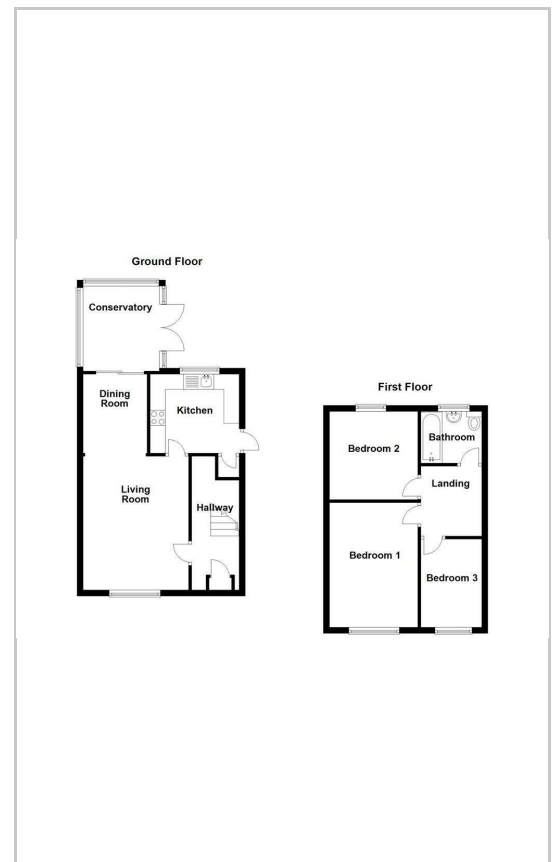
Front

Tandem driveway providing off road parking and leads to the single detached garage with an up and over door.

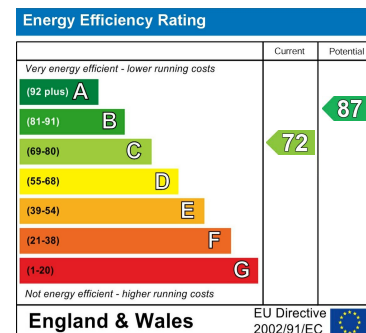
Area Map



Floor Plans



Energy Efficiency Graph



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