

# GUILDHALL

SALES & LETTINGS



## 1 The Avenue

Ingol, Preston, PR2 7AX

Offers In The Region Of £325,000



### \*NO CHAIN\*

Nestled in the charming area of The Avenue, Ingol, Preston, this three double bedroom, detached true bungalow is being proudly welcomed to the market. Boasting contemporary features and neutral decor throughout, this property is well suited for a wide range of buyers. The home has double glazing throughout, cavity wall and loft insulation and benefits from a recent new boiler.

As you step inside, you're greeted by a warm and welcoming hallway. The property also features a beautifully proportioned lounge, a functional kitchen/diner and a family bathroom. The home also includes a utility room, loft access, alarm, airing cupboard and a garage with an electric door, offering added convenience and ample storage.

Externally, the property boasts a large driveway for multiple cars and to the rear of the home, is a spacious south facing garden with a greenhouse and shed.

Viewing is highly recommended, call our office on 01772769999 to book your viewing today.





Ground Floor

Hallway

Reception Room 24'7" x 13'11" (7.5 x 4.25)  
(At Max Points)

Kitchen/Dining Room 19'8" x 11'5" (6.0 x 3.5)  
(At Max Points)

Bedroom One 11'5" x 8'2" (3.5 x 2.5)

Bedroom Two 11'5" x 9'10" (3.5 x 3.0)

Bedroom Three 10'7" x 7'4" (3.25 x 2.25 )

Bathroom 6'6" x 6'6" (2 x 2 )

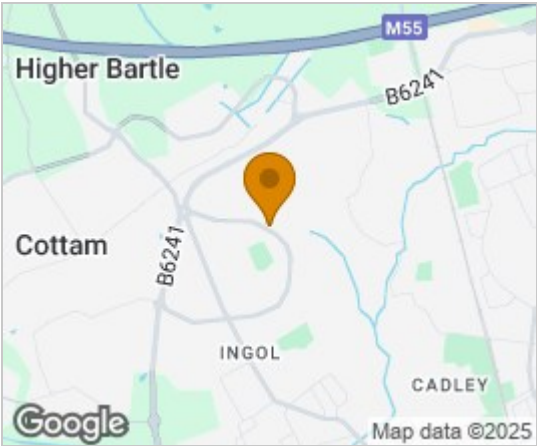
Airing Cupboard 3'3" x 2'3" (1 x 0.7)

Utility Room 9'2" x 6'6" (2.8 x 2.0)

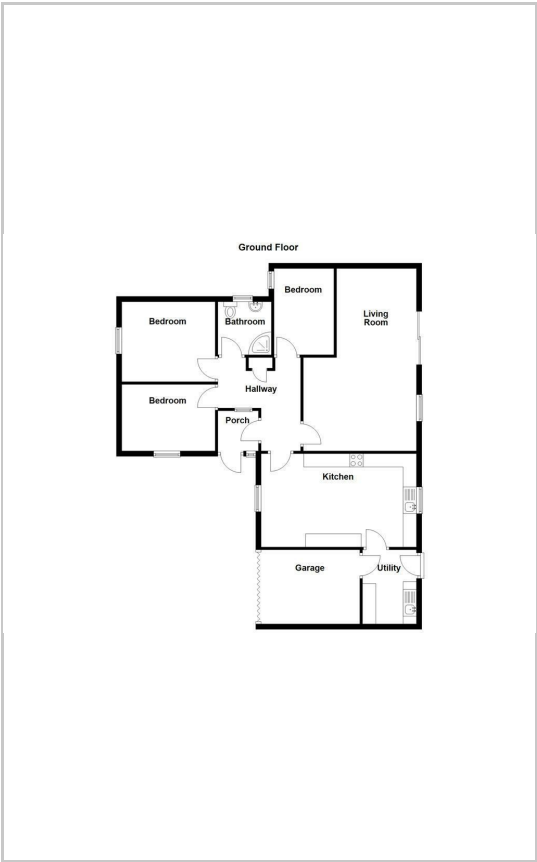
Garage

Agents Notes

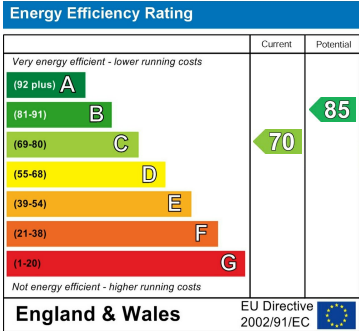
Area Map



Floor Plans



Energy Efficiency Graph



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