



## 14 Moorland Avenue

Ribbleton, Preston, PR2 6UQ



**£159,950**

A semi detached true bungalow set in a pleasant residential area now in need of some improvements. The property offers three bedrooms, kitchen, shower room. Gas central heating installed and double glazing fitted. One of the benefits of this property is the superb driveway offering parking for several vehicles and also having a detached garage. There are garden areas to front and rear. This property won't be around long so book a viewing with our Longridge branch on 01772 233380. Freehold. Council Tax Band C.





### Entrance Vestibule

uPVC double glazed door, meter cupboard, Door into hallway.

### Hallway

Access into three bedrooms, lounge, kitchen and shower room, radiator, loft access.

### Lounge

15'5" x 10'3" (4.705 x 3.130)

uPVC Double glazed window to the rear, two radiators, electric fire.

### Kitchen

10'4" x 6'11" (3.151 x 2.124 )

Wall and floor units, stainless steel sink with drainer, tiled walls, uPVC double glazed window and door to the rear, wall mounted boiler.

### Bedroom One

11'11" x 10'3" (3.641 x 3.126)

uPVC double glazed window to the front, radiator.

### Bedroom Two

10'4" x 10'0" (3.170 x 3.055)

uPVC double glazed window to the front, radiator.

### Bedroom Three

8'0" x 7'0" (2.448 x 2.134)

uPVC double glazed window to the side, radiator.

### Shower Room

6'11" x 5'5" (2.120 x 1.669)

Shower, basin with pedestal, WC, tiling to walls, radiator, uPVC double glazed window to the side.

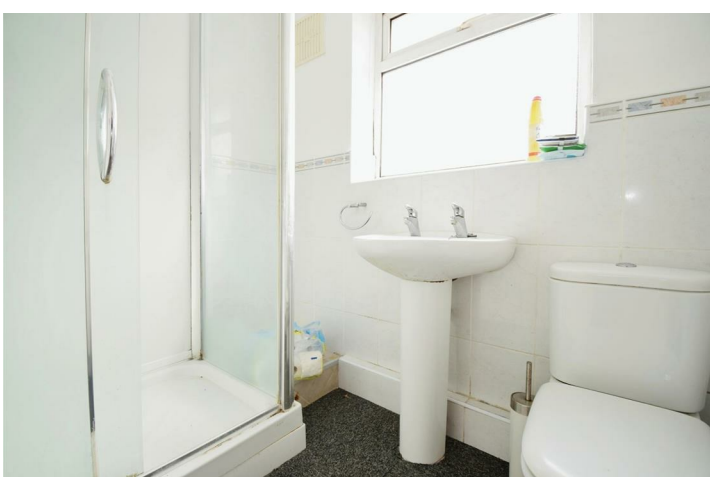
### Outside

Driveway providing off road parking, artificial lawn

with garden gravel border to the front. Artificial lawn, flagged patio and gravel areas to the rear.

### Property Misdescriptions Act

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



## Road Map



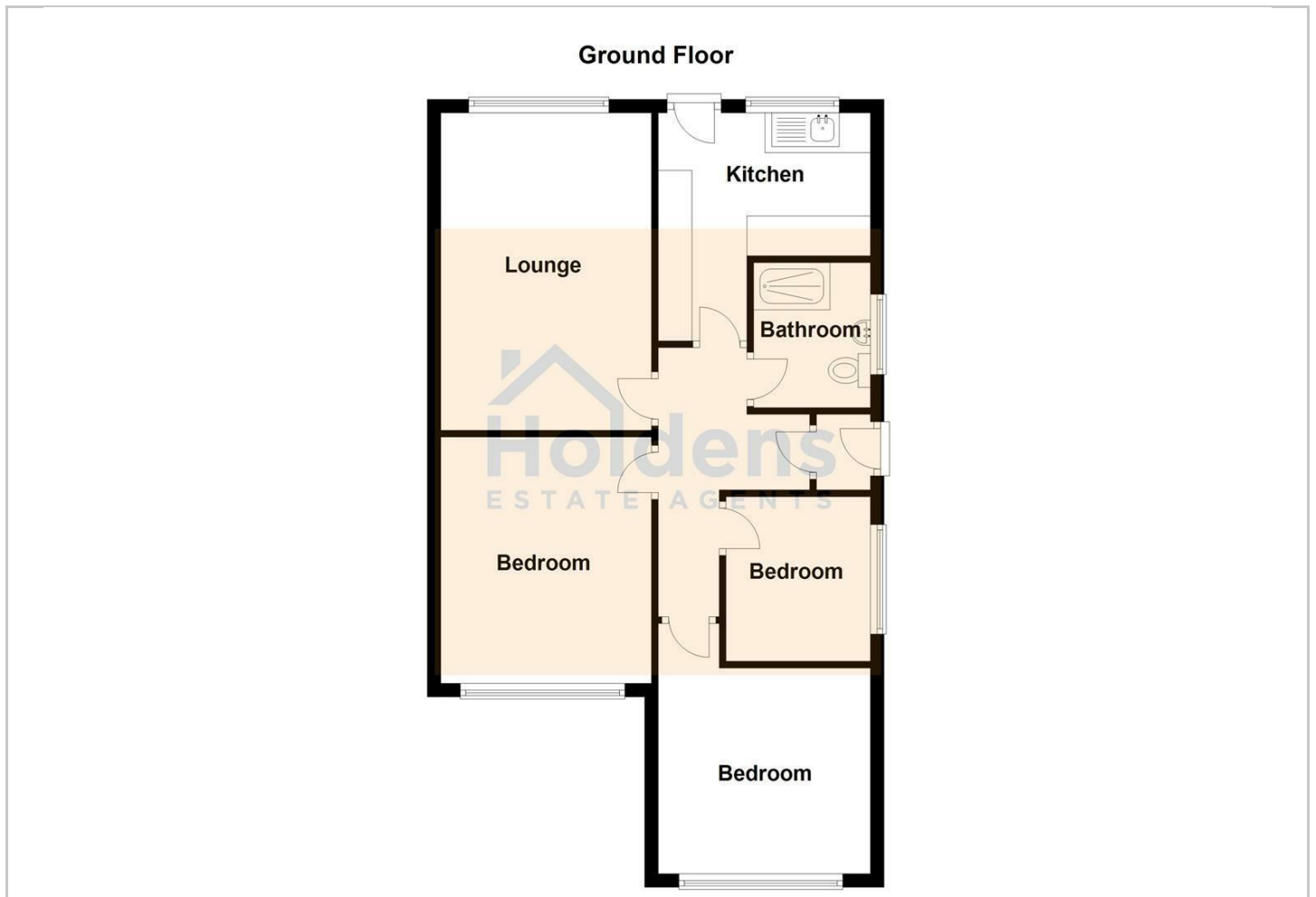
## Hybrid Map



## Terrain Map



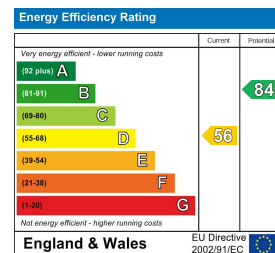
## Floor Plan



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Misdescriptions Act

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.