



5 Summertrees Avenue, Lea, PR2 1SA
£235,500

The Property Perspective

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PROPERTY
PERSPECTIVE

Lea is situated just on the border with Cottam which is to the North West of Preston and is within approximately 3 miles of both Preston City centre and the M6 and M55 motorways. There are a couple of local primary schools within the vicinity including Lea Endowed Church of England Primary School and Cottam Primary School. Village Store on Lea Road, The area is serviced by the Preston Orbit bus route. For the golf enthusiast Ingol Golf Club and Ashton and Lea Golf Club are both located within 2 miles. For those interested in cycling there is access to The Guild Wheel, whilst for dog owners or those who just enjoy a stroll there are numerous country walks, green landscaped walkways including canal side walks.

ENTRANCE HALL

Stairs to first floor, laminate flooring, storage cupboards

LOUNGE AREA 17'8" x 11'1" (5.4 x 3.4)

Two double glazed windows to front aspect, feature fireplace, media wall, wood laminate flooring

KITCHEN DINING ROOM 18'4" x 12'1" (5.6 x 3.7)

Double glazed doors and windows to rear gardens, re fitted with a modern range of floor and wall units with work surfaces over, wood laminate flooring, dining area, door to utility

UTILITY 8'6" x 8'2" (2.6 x 2.5)

Doors and window to rear gardens, matching base units, plumbing for washing machine, wood laminate flooring

CLOAKROOM WC

Low level wc wash hand basin

FIRST FLOOR LANDING

Loft access, carpet flooring

BEDROOM 11'1" x 10'9" (3.4 x 3.3)

Double glazed window, carpet flooring, fitted wardrobes

BEDROOM 9'6" x 9'2" (2.9 x 2.8)

Double glazed window, carpet flooring, fitted wardrobes

BEDROOM 10'9" x 7'2" (3.3 x 2.2)

Double glazed window, carpet flooring, fitted wardrobes

BEDROOM 8'10" x 6'2" (2.7 x 1.9)

Double glazed window, carpet flooring

FAMILY BATHROOM

Re fitted bathroom with matching white modern suite and tiled surrounds

REAR GARDENS

Rear gardens with high degrees of privacy and lawned, shrub and flower borders

GARAGE & PARKING

Garage with driveway parking to front of property

