



Summertrees Avenue, Preston, PR2 1SA

£199,995

EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully 3 bedroom detached home!!! PRIVATE REAR GARDEN...CUL-DE-SAC PLOT POSITION!



65 Summertrees Avenue, Lea, Preston, PR2 1SA

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Lea.. Benefiting from modern decor throughout,, private rear garden and cul-de-sac plot position.

The living accommodation briefly comprises of; lounge, dining room, kitchen and conservatory. To the first floor 3 bedrooms and a modern bathroom.

The area is also ideally located for local amenities/shops and especially travel links, with good access to the M6/M55.

FREEHOLD

Council tax band - C

GROUND FLOOR

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

Wood effect laminate flooring with open aspect through to the dining area, fireplace* and curtains

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

Wood effect laminate flooring with patio doors leading to the conservatory and curtains

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

access to the rear garden, under-stair storage cupboard and blind. fridge-freezer

Conservatory

Tile flooring with patio doors leading to the rear garden

FIRST FLOOR

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

Carpet flooring with window to the front elevation and curtains

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

Carpet flooring with window to the rear elevation and curtains

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

Carpet flooring with window to the front elevation, curtains and blind

Bathroom

Vinyl flooring with 3 piece bathroom suite in white, shower over bath with curtain rail, part tiled, spotlighting and heated towel rail

EXTERNAL

Rear garden, benefiting from a private aspect with laid to lawn and patio area. Large tandem driveway leading to a detached single garage with up&over door.

* the gas fire has been disconnected due to obsolete parts required, only for aesthetic use





