



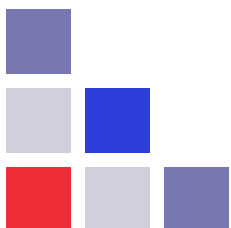
Lambert Road

VIEWING ADVISED

Ribbleton, Preston PR2 6YQ

Hazelwells are delighted to offer for sale this well presented 3 bedroom family home located in a popular area with good road links and access to amenities. The accommodation briefly comprises; hall, lounge which is open plan to the dining room and conservatory, kitchen, landing, three bedrooms and family bathroom suite. The property has been updated by the current owners and would make an ideal family home. There is UPVC double glazing, gas central heating throughout, an enclosed rear garden and a gated, paved driveway. Viewings are a must in order to fully appreciate the accommodation on offer.

£225,000



Hazelwells
sales & lettings

Hall

Tiled floor, oak stairs, panel radiator and window to the side.

Lounge

12' 0" x 13' 5" (3.66m x 4.08m)

Double glazed bay window to the front, panel radiator, open fire with space for a log burner.

Dining Room

10' 7" x 9' 4" (3.22m x 2.85m)

Open plan to the lounge and conservatory, panel radiator.

Conservatory

10' 8" x 7' 7" (3.24m x 2.31m)

Double glazed window to the side and rear, panel radiator.

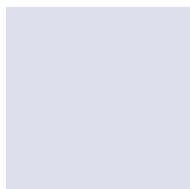
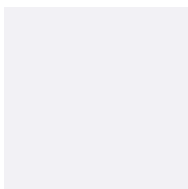
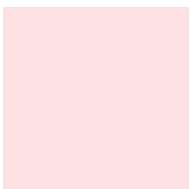
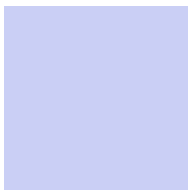
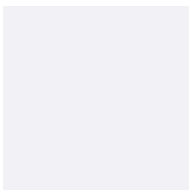
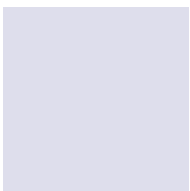
Kitchen

20' 10" x 10' 8" (6.36m x 3.24m)

Modern fitted kitchen with wall and base units, complementary work surfaces and upstands. Stainless steel sink and drainer with mixer tap, space for white goods, space for range cooker, fitted extractor fan. Tiled floor, panel radiator, double glazed window to the side and rear and a door leading to the rear garden.

WC

Two piece suite comprising wc and wash hand basin. Double glazed window to the side and tiled floor.



Landing

Double glazed window to the side.

Bedroom 1

10' 8" x 11' 3" (3.24m x 3.43m)

Double glazed window to the rear, panel radiator.

Bedroom 2

11' 11" x 11' 4" (3.64m x 3.45m)

Double glazed bay window to the front, panel radiator.

Bedroom 3

6' 9" x 9' 1" (2.06m x 2.78m)

Double glazed window to the front, panel radiator, loft access.

Bathroom

7' 1" x 8' 11" (2.17m x 2.71m)

A three piece suite comprise, wc, pedestal wash hand basin and a roll top bath. Tiled floor to wall. Two double glazed windows to the rear, extractor fan and a chrome towel rail radiator.

Exterior

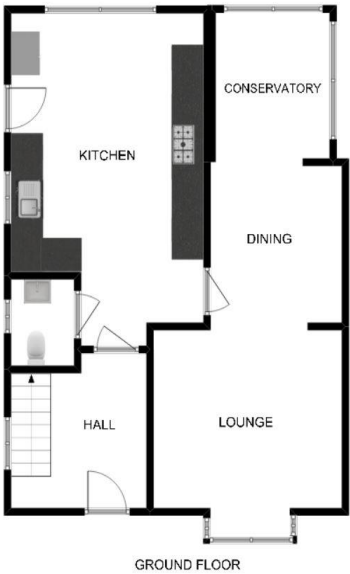
Gated and paved driveway for off road parking.

Rear Garden

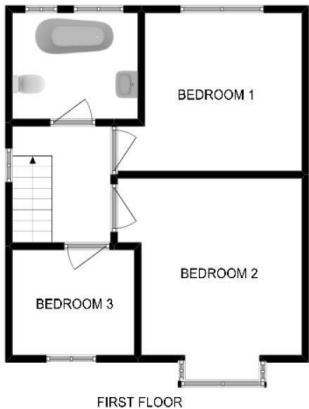
Enclosed rear garden laid to lawn with patio.

If you are thinking of selling your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		47 E	80 C

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).