

For Sale

Abington Drive, Banks, PR9 8GX



Offers in Excess of £109,950 - Available

2 bedroom Apartment

- ✓ **Two Bedroom Apartment**
- ✓ **Blinds & Carpets Throughout**
- ✓ **Lounge & Fitted Kitchen**
- ✓ **No Sales Chain Delay**
- ✓ **Situated to Top Floor**
- ✓ **Allocated Parking Space**
- ✓ **Family Size Bathroom**
- ✓ **Vendor to pay 10% Deposit**



Description

For Sale with this no onwards sales chain delay is this modern two bedroom top floor apartment. Located within the sought after Aston Manor development in Banks this attractive modern apartment is briefly comprising of; communal ground floor hallway, private hall within, lounge with fully fitted kitchenette, two bedrooms and a family size bathroom. The property also benefits from a rear allocated parking space. The property benefits from uPVC double glazing throughout and gas central heating.



Bathroom

Location

From Churchtown centre continue in to Preston New Road and continue until the 'Plough' roundabout. Take the 3rd Exit and head down Water Lane until your 2nd exit which is Station Road. Turn right at the end of Station Road and left at the next roundabout. Take a right turn in to Abington Drive and continue through to the end of the development where the Manor building is to be found on the left hand side.



Bedroom

Ground Floor

Entrance - Communal Ground Floor entrance leads upstairs to 2nd floor and front door to apartment

Second Floor

Hall - 12' 2" x 5' 10" (3.72m x 1.78m) Central hallway, panelled radiator, access hatch to loft. Side cloak cupboard with shelving throughout. Telephone door entry system.

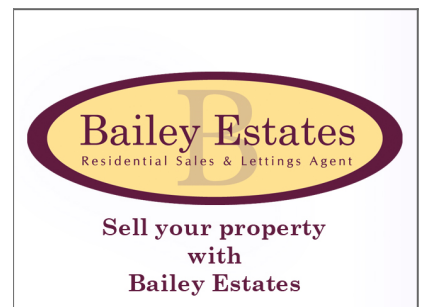
Bedroom 1 - 13' 4" x 9' 0" (4.07m x 2.76m) UPVC Window to rear aspect; Panelled radiator presented below. Blinds fitted

Bedroom 2 - 11' 3" x 6' 4" (3.44m x 1.95m) UPVC window to rear aspect; Panelled radiator presented below. Blinds fitted

Bathroom - 8' 9" x 6' 2" (2.69m x 1.88m) Walls tiled to mid height over bath. Panelled radiator, extractor to high level. Suite comprising of, twin grip panelled bath with electric shower over, low level flush WC and pedestal sink

Lounge - 15' 8" x 11' 7" (4.79m x 3.55m) Good size open lounge with UPVC windows to side and rear aspects. Panelled radiator to side wall. Power sockets, TV/BT outlet and cabling for Sky TV

Kitchen - 5' 10" x 11' 7" (1.8m x 3.55m) Open plan to Lounge. Good range of fitted storage cupboards. Double stainless steel sink and drainer, 4 ring gas hob, low level electric oven with overhead extractor. Integrated fridge and freezer, space with services for washing machine.

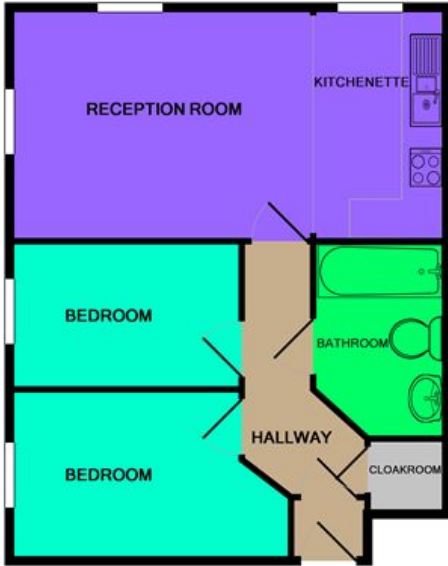


Bailey Estates

Exterior

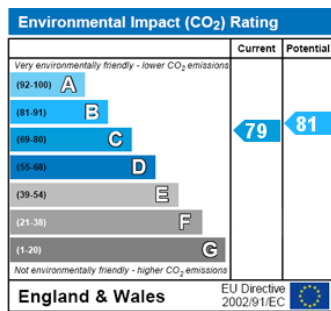
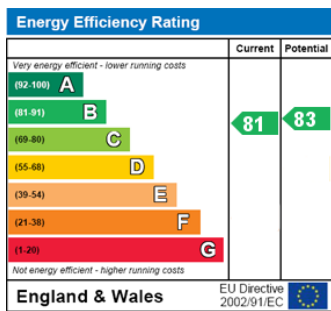
Exterior - Ample off road parking spaces

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency and Environmental Impact



Additional Information

The vendor advised Bailey Estates that the property tenure is 'leasehold'. The council tax band is 'B'. Vendor is also willing to pay 10% Deposit

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.