



54 Ash Meadow

Lea, Preston, PR2 1RX

£175,000



Immaculately presented throughout with modern fixtures and fittings, this lovely semi detached house stands in a pretty cul de sac of similar properties. Early viewings are highly recommended as this is sure to be a popular choice. The accommodation comprises a lounge with stairs to the first floor, contemporary fitted kitchen/diner, two bedrooms and the family bathroom. Externally, there is off road parking and a detached single garage. The property also benefits from double glazing, gas central heating and low maintenance gardens. Freehold. Council Tax Band B. EPC rating D.





GROUND FLOOR

Entrance Vestibule

Composite double glazed door to the front, uPVC double glazed window to the side, laminate flooring, door into the lounge.

Lounge

13'4" x 12'6" (4.086 x 3.823)

uPVC doubled glazed window to the front, laminate flooring, recessed spotlights, radiator, under stairs storage cupboard, stairs to 1st floor, door into the kitchen diner.

Kitchen/Diner

12'6" x 8'10" (3.830m x 2.716m)

uPVC double glazed window to the rear, composite double glazed door to the rear, high gloss soft close wall and base units with contrasting worktops, stainless steel 1.5 L sink, integrated four ring gas hob with overhead extractor fan, integrated oven, stainless steel splashback, integrated wine fridge, integrated dishwasher, integrated fridge freezer, space for washing machine, breakfast bar, laminate flooring, radiator, recessed spotlights.

FIRST FLOOR

Landing

Doors into the two bedrooms and the bathroom, built-in storage cupboard containing Baxi Combi boiler.

Bedroom One

12'7" x 11'6" (3.836m x 3.509m)

uPVC double glazed window to the front, recessed spotlights, radiator.

Bedroom Two

10'11" x 6'5" (3.339m x 1.968m)

uPVC double glazed window to the rear, radiator, recessed spotlights.

Bathroom

5'9" x 5'4" (1.761m x 1.64m)

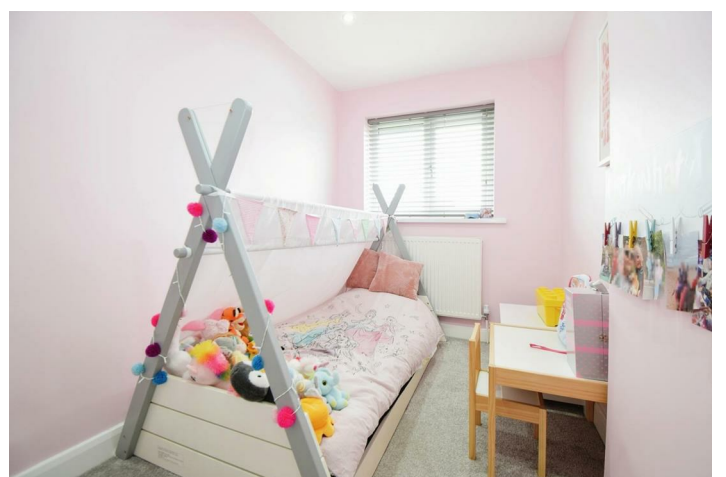
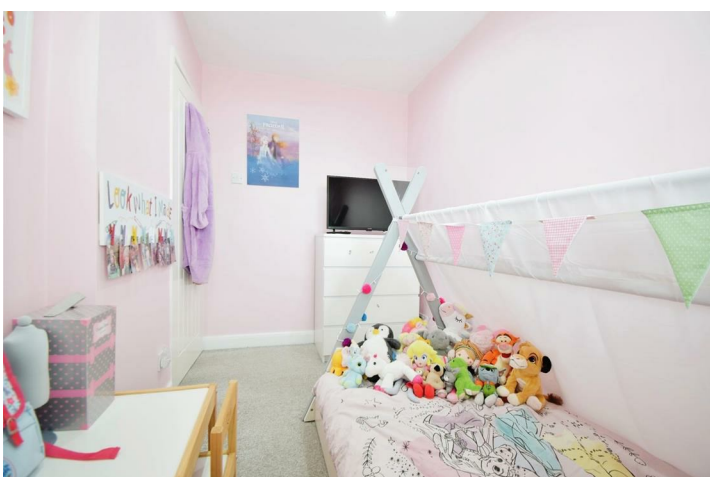
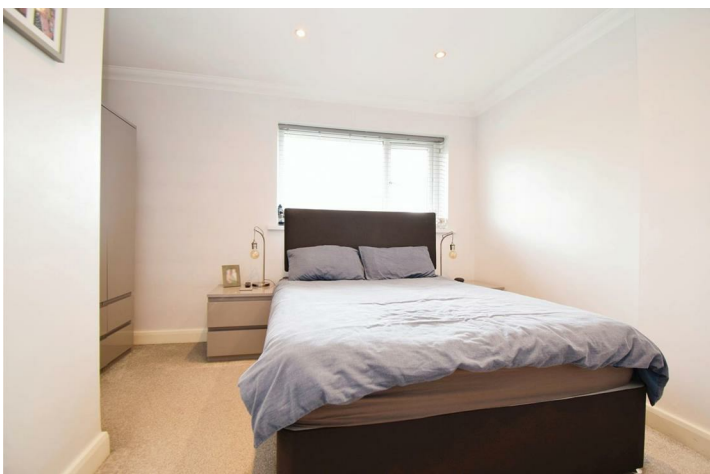
uPVC double glazed window to the rear, bath with overhead shower and glass shower screen, wash basin with pedestal base, low level flush WC, extractor fan, recessed spotlights, radiator.

EXTERNAL

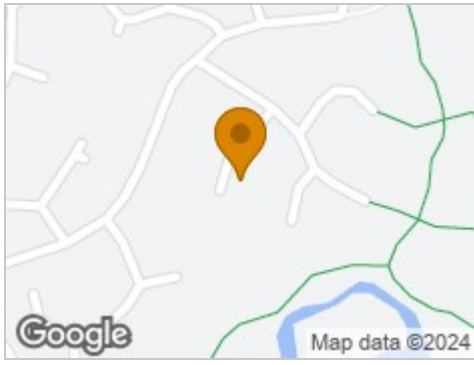
Lawned garden to the front and driveway to the side leading to a detached single garage with up and over door. Low maintenance garden to the rear mostly laid to stone with an Astroturf lawn and decking area, outside plug sockets.

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.



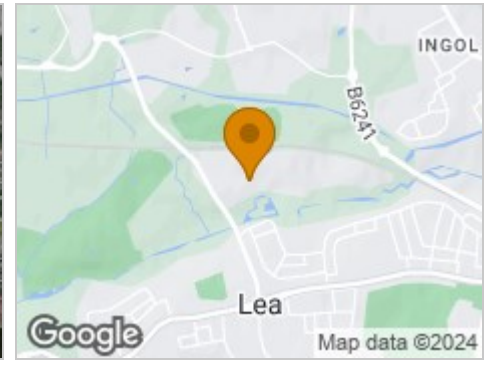
Road Map



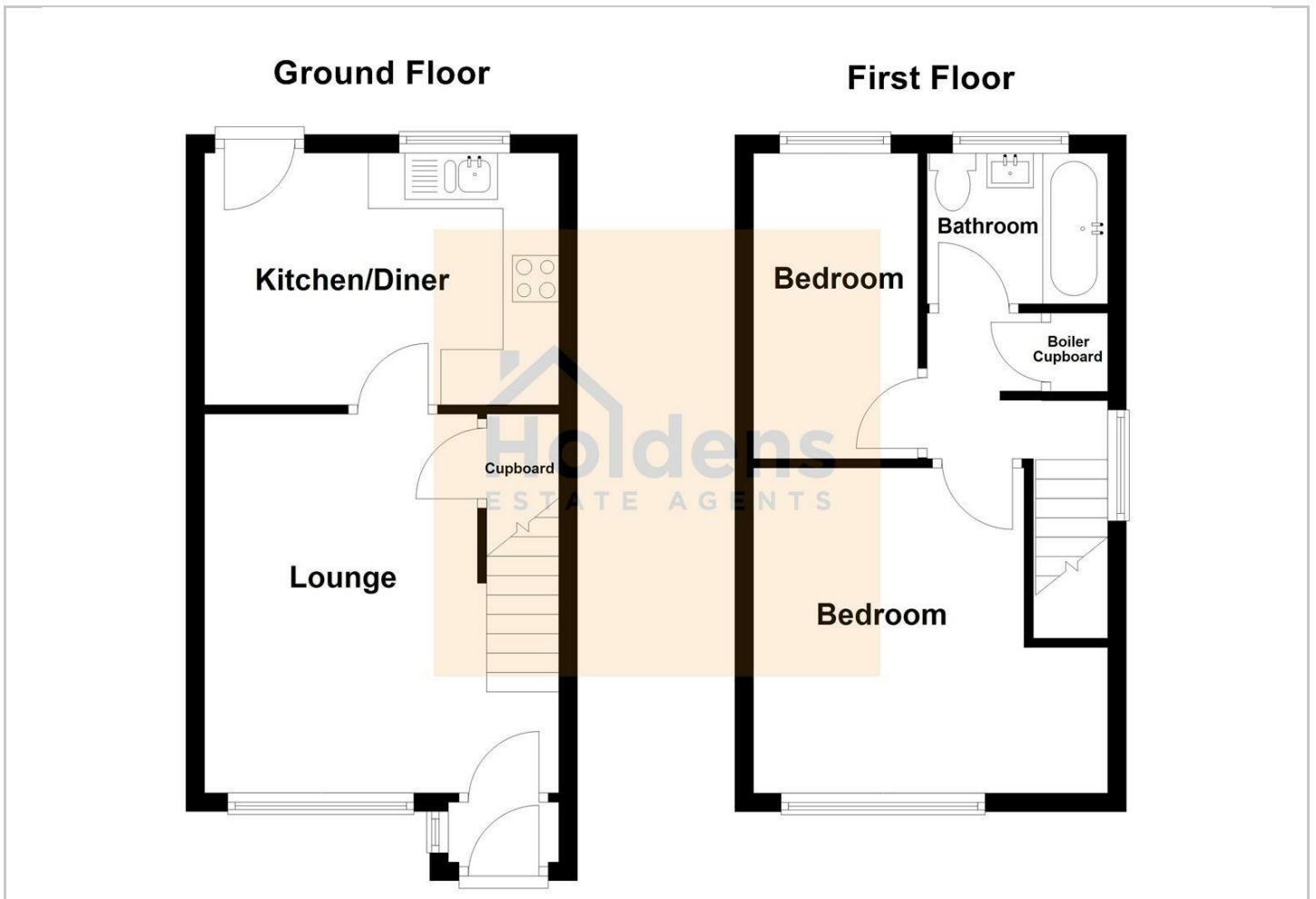
Hybrid Map



Terrain Map



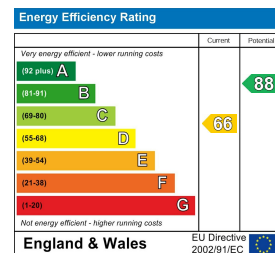
Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

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