



Lutwidge Avenue

NO CHAIN

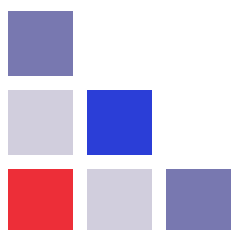
Preston PR1 5HS

Hazelwells are pleased to offer for sale this well presented mid terrace offered for sale with no onward chain. The accommodation briefly comprises an entrance vestibule, lounge, kitchen, landing, two double bedrooms, three piece bathroom suite and an enclosed rear yard. The property has upvc double glazing and gas central heating. Conveniently located with good access for local amenities and road networks for the city centre, M6/M55. Recently decorated with new carpets and flooring throughout. Ideal first time buy or buy to let opportunity. Viewing is highly recommended.

Council Tax Band: A , EPC: C

Tenure: We have been advised that the property is Freehold.

£125,000



Hazelwells
sales & lettings

Vestibule

Lounge

12' 8" x 13' 7" (3.87m x 4.13m)

Double glazed window to the front, panel radiator.

Kitchen

10' 11" x 13' 6" (3.34m x 4.12m)

Fitted kitchen with wall and base units, complementary work surfaces, stainless steel sink and drainer with mixer tap and tiled splash backs. Space for oven, fridge freezer and washing machine. Double glazed windows and door leading out to the rear yard, panel radiator. Under stair storage cupboard, stairs to the first floor.

Landing

Bedroom 1

11' 11" x 15' 1" (3.63m x 4.61m)

Double glazed window to the front, panel radiator and fitted cupboards.

Bedroom 2

11' 11" x 9' 5" (3.62m x 2.86m)

Double glazed window to the rear, panel radiator.

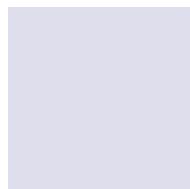
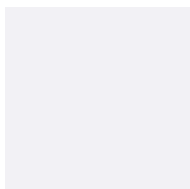
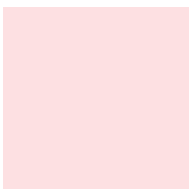
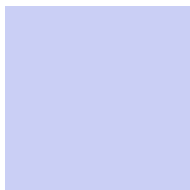
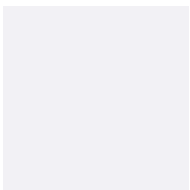
Bathroom

5' 10" x 5' 4" (1.78m x 1.63m)

Three piece suite comprising wc, pedestal wash hand basin and panel bath with electric shower over. Double glazed window to the rear and a panel radiator.

Rear yard

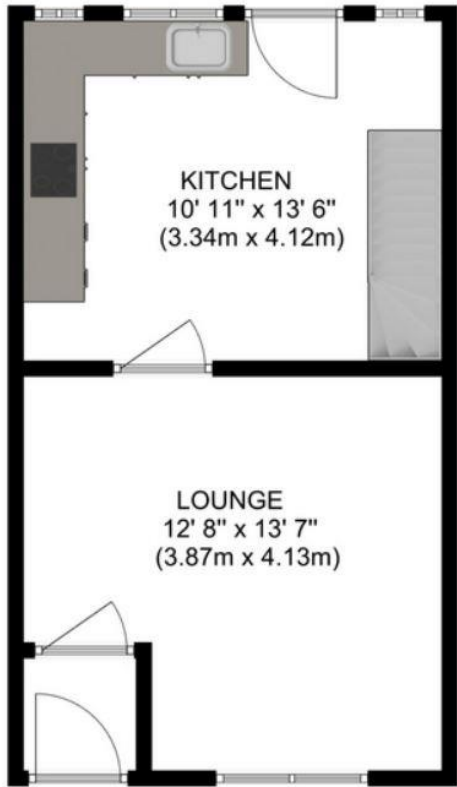
An enclosed rear yard with gate access.



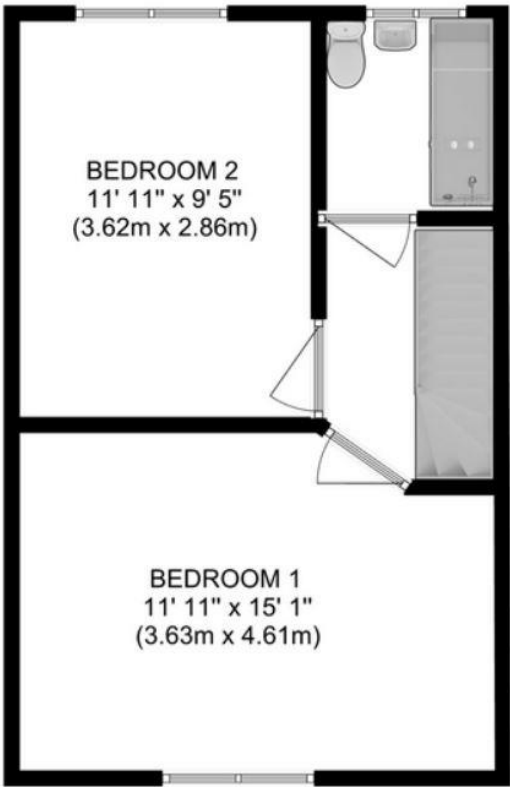


If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY.