

Road Map



Hybrid Map



Terrain Map



Floor Plan



42 Lancaster Avenue

Great Eccleston, Preston, PR3 0XX

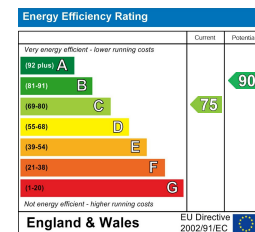
Offers In The Region Of £175,000  2  1  1  C

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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Porch/Hallway

Door to front providing access from front garden. Internal door leading into Living Room. Stairs to front leading to first floor landing.

Living Room

13'6" x 13'5"
UPVC double glazed bay window to front. Access through to Kitchen. Wood effect laminate flooring, ceiling light and radiator.

Kitchen

13'5" x 8'1"
UPVC double glazed window to rear, Door to rear providing access to rear garden, Range of wall and base units with complimentary worktops above. Electric hob with electric oven beneath and extractor above. Integrated Fridge and Freezer. Stainless steel sink unit with mixer tap above. Plumbed for washing machine. Wood effect laminate flooring, ceiling light and radiator.

First Floor Landing

Access to all first floor rooms. Carpet and ceiling light.

Bedroom One

10'7" x 10'0"
UPVC double glazed window to front. Fitted wardrobe. Carpet, ceiling light and radiator.

Bedroom Two

10'10" x 7'1"
UPVC double glazed window to rear. Carpet, ceiling light and radiator.

Bathroom

5'10" x 5'4"
UPVC double glazed opaque window to rear. Three

piece bathroom suite comprising; panel bath with shower above, wall mounted wash hand basin and low flush WC. Tiled wall and floor. Radiator and ceiling light.

Front Exterior

Paved pathway with decorative graveled area. Planning permission obtained for dropped curb and create off road parking.

Rear Exterior

Good size rear garden with paved patio and lawned garden. Established tree and garden shed.

Further Information

Tenure - Freehold
EPC Rating - C
Council Tax Band - B

