

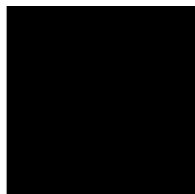
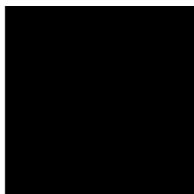


Langdale Avenue, Hesketh Bank, Preston, Lancashire, PR4



123,000

Well presented semi detached property in village location with excellent amenities. Accommodation comprising: Entrance hall, lounge, dining room and kitchen and to the First Floor are three bedrooms and bathroom. Outside are gardens to the front and rear and a driveway for off road parking. The property is gas central heated and double glazed and had no stamp duty and no upward chain.



Accommodation

3 Bedrooms

2 Receptions

1 Bathroom

Entrance Hall

With DG entrance door. Staircase to first floor, coved ceiling, radiator.

Lounge 4.2m x 3.9m

With DG bay window to front and double doors to hall. feature fireplace. Understairs storage cupboard, coved ceiling with ceiling rose, radiator.

Dining Room 3.3m x 2.6m

With DG patio doors to rear. Coved ceiling with ceiling rose, radiator.

Kitchen 3.2m x 2.2m

With DG window to side and DG external door to rear Fitted with a range of wall and base units incorporating glass display cabinets with contrasting worktops, stainless steel sink unit with mixer tap and drainer, tiled splash backs, space for washing machine, integrated double oven and gas hob with extractor hood over.

First Floor

Landing

With DG window to side. Loft access.

Bedroom One 3.8m x 2.6m

With DG window to front. Built in storage cupboard, coved ceiling with ceiling rose, radiator.

Bedroom Two 3.0m x 3.0m

With DG window to front. Built in wardrobes, coved ceiling, radiator.

Bedroom Three 2.8m x 2.1m

With DG window to front. Overstairs storage housing boiler, coved ceiling, radiator.

Bathroom

With DG window to rear. Three piece suite in white comprising - Low level flush wc, pedestal wash handbasin and panelled bath with shower over, tiled walls, down lights to ceiling, radiator.

Outside

Located in a cul-de-sac. to the front of the property is a garden area and a driveway for off road parking. To the rear, the fence enclosed garden has a range of trees and shrubs, a patio area and a shed.

NOTE

SALES VALUE GUARANTEE THE VENDOR IS OFFERING A SALES PRICE GUARANTEE UP TO A VALUE OF £5000 UNTIL THE END OF 2010. ie. SHOULD THE HOUSE BE SOLD BY THE END OF 2010 AT A PRICE WHICH IS LOWER THAN THAT AT WHICH IT WAS PURCHASED OF £123,000 THEY WILL MAKE UP THE DIFFERENCE UP TO £5000. FOR EXAMPLE, IF IT IS SOLD IN MARCH 2009 FOR £123,000 AND THEN THE PURCHASER SELLS IT FOR £120,000 IN OCT 2010 THE VENDOR WILL PAY £3000. THE MONEY WILL BE HELD BY A SOLICITOR OR BANK IN A SEGREGATED ACCOUNT. THE VENDORS ARE WILLING TO PAY A MOVING EXPENSES PACKAGE OF UP TO £600 FOR LEGAL, SURVEY AND MOVING EXPENSES.



Pictures





Energy Performance Certificate