



FOR SALE

**54 AMPLEFORTH DRIVE
LOSTOCK HALL
PRESTON
PR5 5TE**



Price: £122,500

- Semi-detached house
- Popular residential area
- Two bedrooms
- PVCu double-glazed
- Gas central heating
- Driveway & garage
- Ideal home for a young family or as a buy to let investment

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: This semi-detached house is situated in a popular residential area close to local schools, shops and other amenities. The house benefits from modern kitchen and bathroom fittings, good sized gardens, driveway, garage, PVCu double-glazing and gas central heating. This property would make an excellent home for a young family or as a buy to let investment.

Floor Plans: The floor plans are for illustration purposes and not to scale:



Accommodation: Ground Floor

(all sizes are approx)

Entrance Hall

PVCu double-glazed door. Stairs up to first floor accommodation.

Lounge 3.8m x 3.6m max (12'7 x 11'11 max)

Modern style electric wall mounted fire. Central heating radiator. PVCu double-glazed window.

Dining Kitchen 4.5m x 3.8m (14'11 x 12'7)

Range of white, 'smooth' base cupboards, wall cupboards and drawers complimented with brush steel-effect handles. Black laminate worktops with stainless steel sink unit and drainer with chrome cubic single lever tap. Integrated stainless steel electric oven, gas hob and extractor hood. Tiled splash backs. Plumbed for washing machine. Potterton gas combination central heating boiler. Store under the stairs. PVCu double-glazed patio door, window and rear door.

First Floor:

Landing

PVCu double-glazed window.

Bedroom 1 4.2m x 2.8m (13'10 x 9'1)

Fitted wardrobe. Central heating radiator. PVCu double-glazed window.

Bedroom 2 4.6m x 2.1m (15' x 6'10)

Central heating radiator. PVCu double-glazed windows.

Bathroom

White suite comprising of L-shaped, whirlpool bath and shower with rainfall style showerhead, combination unit with dual flush WC & wash basin. Tiled walls and floors. Chrome heated towel rail. PVCu double-glazed window.

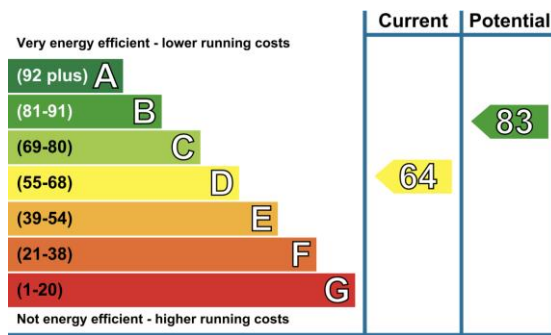
Outside:

The low maintenance front and rear gardens have been predominantly laid with golden chippings. The concrete driveway enables ample provision for on-site parking and leads to the detached, single garage 6m x 2.8m (19'8 x 9'2) with light and power.

Tenure:

We understand the site is Freehold.

Energy Rating:



Assessment: According to the Valuation Agency's website the house has been placed in Band B and equates to a Council Tax of approximately £1480.

Services: Mains gas, electricity and water supplies are laid on and the drains flow into the mains sewer.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.



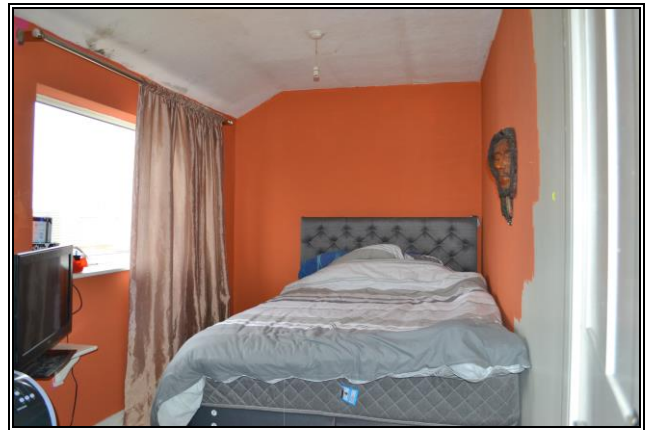
Lounge



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Rear Garden