



Prune Park Lane, Allerton,

£170,000

**** INVESTMENT/DEVELOPMENT OPPORTUNITY ** CASH BUYERS/BUILDERS ** DETACHED HOUSE ****
*** THREE BEDROOMS * POTENTIAL TO EXTENDED (subj to relevant consents) * GARDENS & GARAGE ***
Attention Builders/Cash Buyers!! Three bedroom detached house situated in this sought after location and enjoying elevated views across Prune Park.

The property would benefit from full modernisation but offers potential to extend (subject to relevant planning). Having spacious living accommodation and gardens to both front and rear, the property benefits from a shared driveway leading to a detached garage.

VIEWING ESSENTIAL!



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VIEWING ESSENTIAL!

Entrance Hall

With radiator.

Lounge

16' x 10'11" (4.88m x 3.33m)

With radiator.

Sitting Room

18'5" x 10'10" (5.61m x 3.30m)

With radiator, French doors to rear.

Kitchen

11'5" x 7'10" (3.48m x 2.39m)

With fitted wall and base units incorporating cooker point, plumbing for auto washer.

Dining Room

9'8" x 8'11" (2.95m x 2.72m)

With radiator.

First Floor Landing

Bedroom One

13' x 11' (3.96m x 3.35m)

With radiator.

Bedroom Two

10'10" x 10'3" (3.30m x 3.12m)

With radiator.

Bedroom Three

7'2" x 7' (2.18m x 2.13m)

Bathroom

Three piece suite comprising panelled bath, low suite wc and pedestal wash basin.

Exterior

Shared driveway leading to a detached garage and a low maintenance rear garden.

Directions

From our office on Queensbury High Street, head east on High St/A647 towards Gothic St., turn left onto Albert Rd/A644, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, after 0.3 miles turn left to stay on Cockin Ln, after 0.7 miles continue onto Chat Hill Rd, at the first mini-roundabout take the 2nd exit onto Thornton Rd/B6145, at the next mini-roundabout take the 1st exit onto School Green, continue onto Allerton Ln, continue onto Cote Ln, left onto Allerton Rd, right onto Prune Park Ln and the property will shortly be seen displayed via our For Sale board.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

