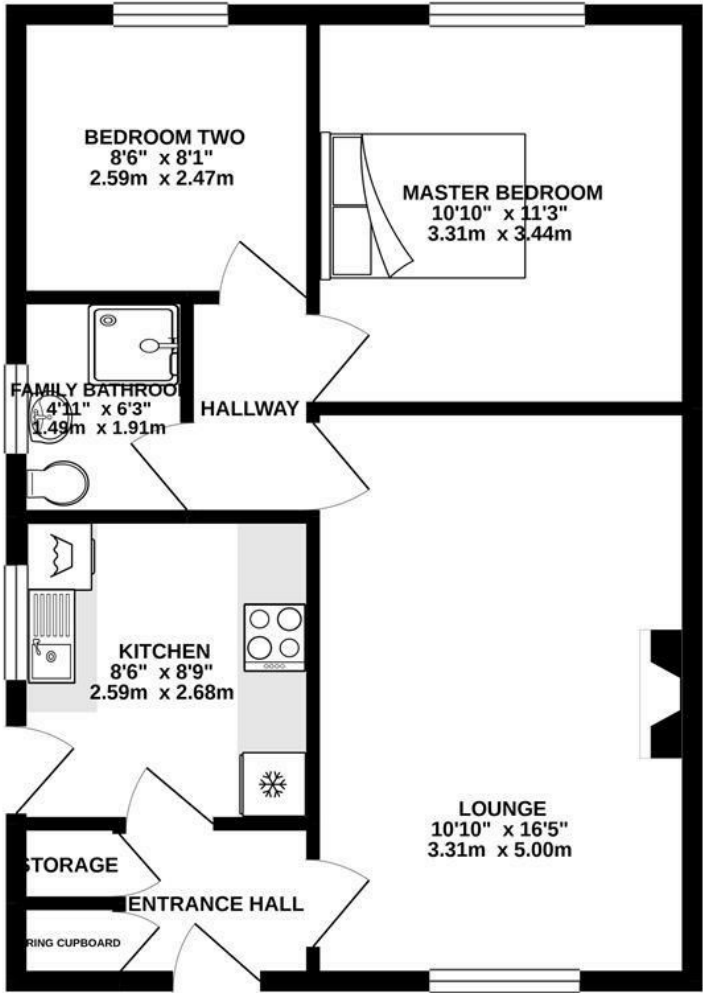


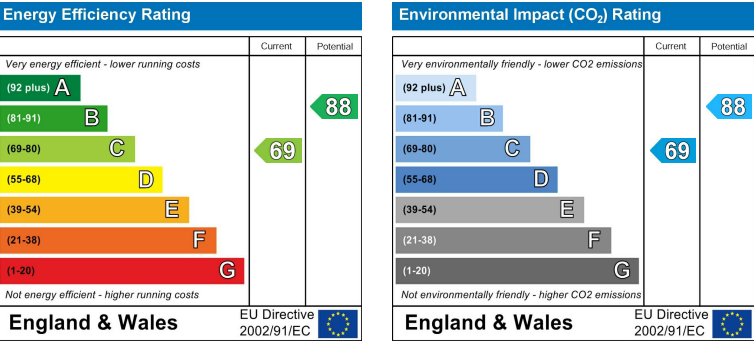
GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



BEN  ROSE



West Avenue, Ingol, Preston

Offers Over £130,000

Ben Rose Estate Agents are pleased to present to market this modern semi-detached bungalow. Recently refurbished throughout on a large plot not overlooked, being brought to market with no onward chain. This would be an ideal home for a couple wanting a solely ground floor property. The property is ideally placed in the suburb of Ingol - near to the city of Preston and is surrounded by superb local schools, supermarkets and amenities. There is also fantastic travel links via nearby train stations and the M6 and M65 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall. From here you'll enter into the spacious lounge with feature fireplace. You can also access the kitchen from the hall which features both integrated and freestanding appliances, with access to the side of the property. Back through the lounge, this will lead into the hallway where you'll find two good sized bedrooms with views of the rear garden. There is also the three piece family bathroom just off here with a stand in shower.

Externally, the property has a generously sized front garden that is along side the driveway. The driveway has enough room for multiple cars and leads up to the single detached garage. To the rear is a lovely secluded garden with a large patio area and separate lawn.

The room dimensions of the property can be found on our floorplan.

Property to sell?
If you have a property to sell we can offer a FREE market appraisal and experienced sales advice

BEN  ROSE

T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

