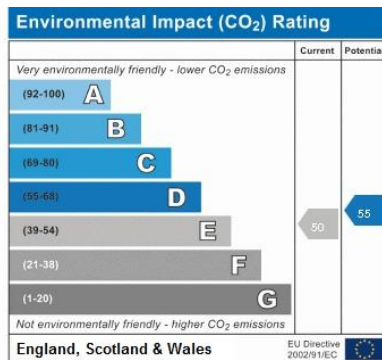
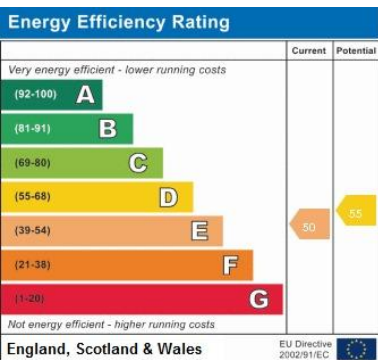




6 Travers Lodge, Grange Avenue, Ribbleton, Preston, PR2 6PF

Price: £55,000



- Electric heating
- Double glazing
- Large living room
- High standard integrated kitchen
- Convenient location
- Attractive bathroom
- Located close to local amenities

Address:
86

Grange Avenue, Ribbleton, Preston

FULL DESCRIPTION

This high standard and attractively priced second floor two double bedroom duplex apartment is located in a green area with spacious living accommodation for owner/occupier buyers. The property offers an open plan kitchen/diner with a very attractive bathroom. The property is priced appealingly and has off street parking and communal gardens. Be quick to view!

LOUNGE

14' 11" x 12' 0" (4.57m x 3.68m)

Two double glazed windows. Electric wall heater. Built in storage cupboard.



KITCHEN/DINER

15' 0" x 11' 11" (4.59m x 3.64m)

Fitted wall and base units. Electric heater. Tiled floor. Plumbed for washing machine. Double glazed window. Ceiling spotlights. Sink unit and mixer tap. Intercom.



BEDROOM 1

15' 0" x 9' 3" (4.58m x 2.83m)

Double glazed window. Built in storage cupboard.

BEDROOM 2

14' 6" x 8' 11" (4.44m x 2.74m)

Double glazed window. Electric heater.



BATHROOM

Shower bath. Pedestal hand basin. WC. Double glazed window. Fully tiled. Over the bath shower and screen.

TENURE

The property is **Leasehold**

COUNCIL TAX

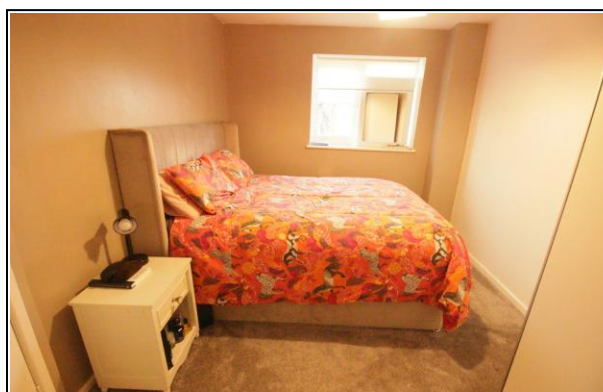
Band "A"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

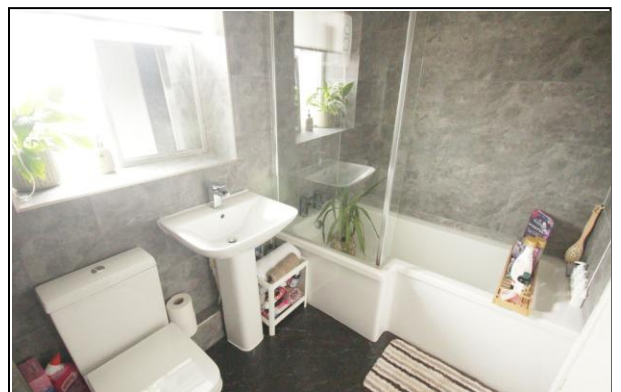
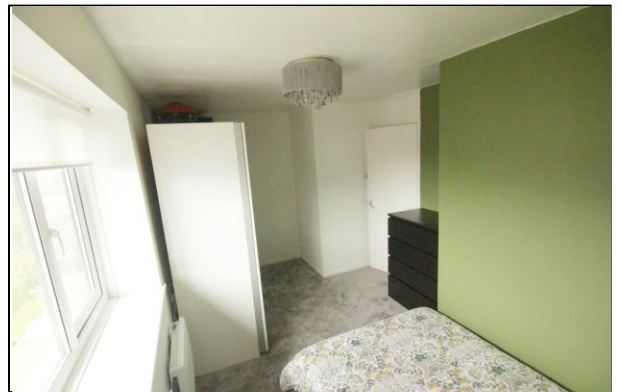
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are



Grange Avenue, Ribbleton, Preston

reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

17/04/2023



Grange Avenue, Ribbleton, Preston

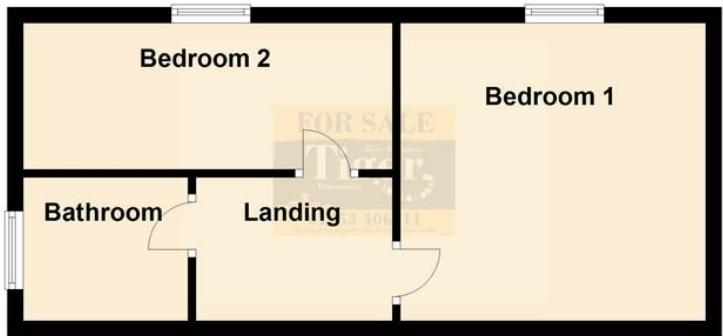
Ground Floor

Approx. 349.2 sq. feet



First Floor

Approx. 349.2 sq. feet



Total area: approx. 698.3 sq. feet