



## Flat 34 Moorlands, 103 Garstang Road

, Preston, PR1 1NN

Offers Over £115,000



\*\*\*GORGEOUS TWO BEDROOMED FIRST FLOOR APARTMENT WITH A SITTING TENANT\*\*

Guildhall Sales & Lettings are proud to present this beautifully laid out two bedroom apartment to the market in the ever popular area of Fullwood. Situated within close proximity to local amenities, commuter links and schools, this property is ideal for first time buyers or buy to let investors and is not to be missed!

Boasting deceptively spacious accommodation and contemporary features throughout, the property internally comprises briefly: Entrance to the entrance hallway which provides access to two bedrooms, the reception room, kitchen and shower room.

Externally, the property offers residents' parking and a garage.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999. For the latest upcoming properties, make sure you are following our Instagram @guildhall\_ea and Facebook @guildhallsalesandlettings.



### Entrance Hallway

Entrance door, storage cupboard and doors to reception room, kitchen, two bedrooms and shower room.

### Bedroom One 13'9" x 9'10" (4.2m x 3m)

UPVC double glazed window and electric heater.

### Bedroom Two 10'5" x 7'2" (3.2m x 2.2m)

UPVC double glazed window and electric heater.

### Reception Room 17'4" x 11'9" (5.3m x 3.6m)

UPVC double glazed window and electric fire.

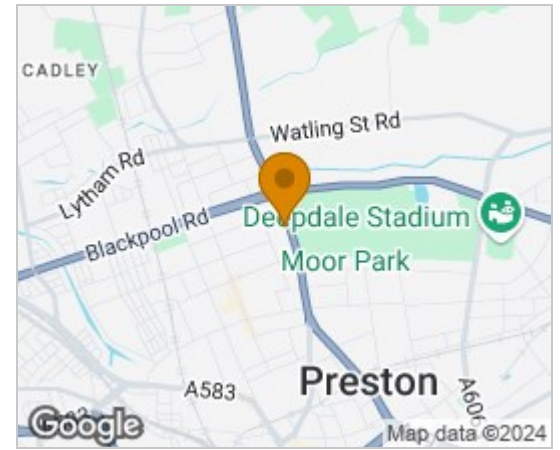
### Shower Room 6'2" x 5'6" (1.9m x 1.7m)

Corner electric feed shower unit, dual flush WC, pedestal wash basin, tiled elevations, spotlights and tiled flooring.

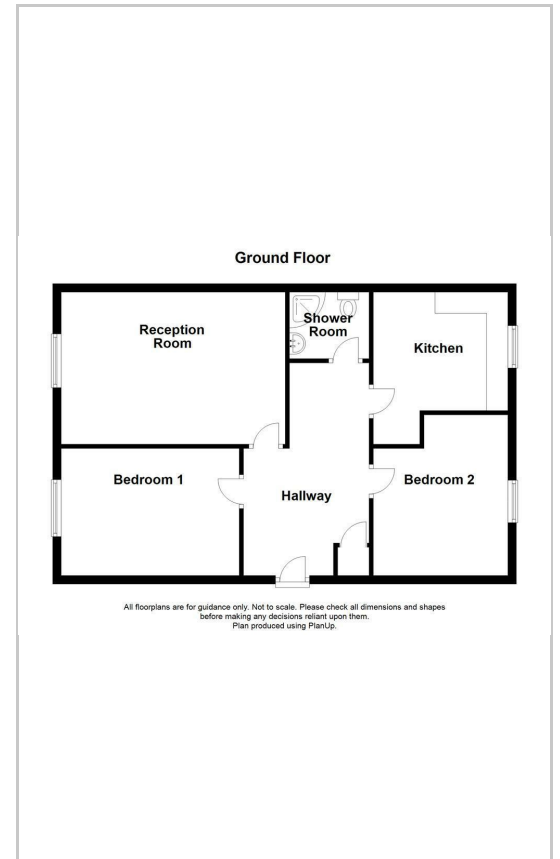
### Kitchen 10'5" x 9'2" (3.2m x 2.8m)

UPVC double glazed window, range of base units with wood effect surfaces, stainless steel sink with drainer and mixer tap, electric oven in a high rise unit, electric hob, extractor hood, space for fridge freezer, plinth heater and wood effect flooring.

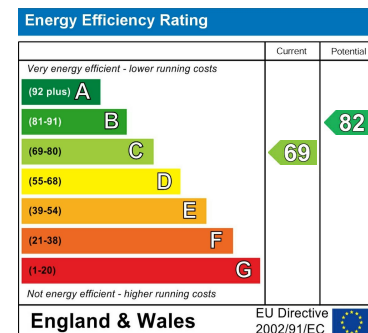
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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