

# GUILDHALL

SALES & LETTINGS



## 8 St. Anthonys Crescent, Preston, PR2 3GH

### Asking Price £189,950

**\*SPACIOUS TWO BEDROOMED BUNGALOW IN A HIGHLY SOUGHT AFTER LOCATION AND SITUATED ON AN OVER 55'S DEVELOPMENT\*\***

Guildhall Sales and Lettings are pleased to present this well maintained, spacious, two bedroomed bungalow to the market. Situated within the highly sought after area of Fulwood, within close proximity to local amenities, commuter links and schools. Offering off road parking, a garage and spacious accomodation throughout, this property is well suited for over 55's and internally comprises briefly:

Entrance through to the entrance hallway providing access to two bedrooms, the lounge, kitchen, shower room and a storage cupboard. Externally to the rear of the property is an enclosed garden with a paved patio seating area and access to the garage. To the front of the property is a paved pathway and a driveway providing off road parking.

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

## **Ground Floor**

### **Entrance Vestibule**

Composite double glazed front door and door to hall.

### **Entrance Hall**

Coving, smoke detector, loft access and doors leading to kitchen, reception room, two bedrooms and shower room.

### **Kitchen 17'9 x 8'2 (5.41m x 2.44m)**

UPVC double glazed window, mix of wall and base units, laminate worktops, stainless steel sink and drainer, tiled splashbacks, four ring gas stove oven and extractor hood, space for fridge freezer and dishwasher, plumbing for washing machine and dryer and tiled effect laminate flooring.

### **Reception Room 18'7 x 11'7 (5.66m x 3.53m)**

Coving, electric fire with wooden mantle and composite patio doors to rear.

### **Bedroom One 14'7 x 9'6 (4.45m x 2.90m)**

UPVC double glazed window and coving.

### **Bedroom Two 11'10 x 7'1 (3.61m x 2.16m)**

UPVC double glazed window and coving

### **Shower Room 8'10 x 5'5 (2.69m x 1.65m)**

UPVC double glazed frosted window, low base WC, pedestal wash basin with traditional taps, direct feed walk-in shower, part tiled elevations and tiled effect laminate flooring.

## **External**

### **Rear**

Enclosed garden with paved patio area and door to garage.

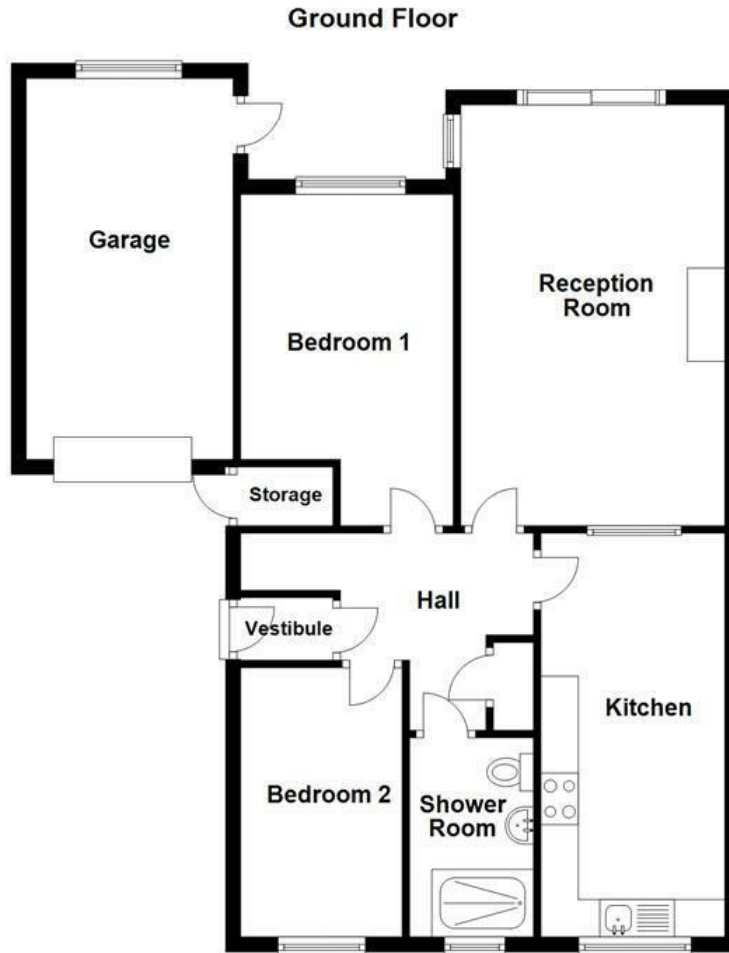
### **Garage 16'10 x 9'1 (5.13m x 2.77m)**

Up and over garage door

### **Front**

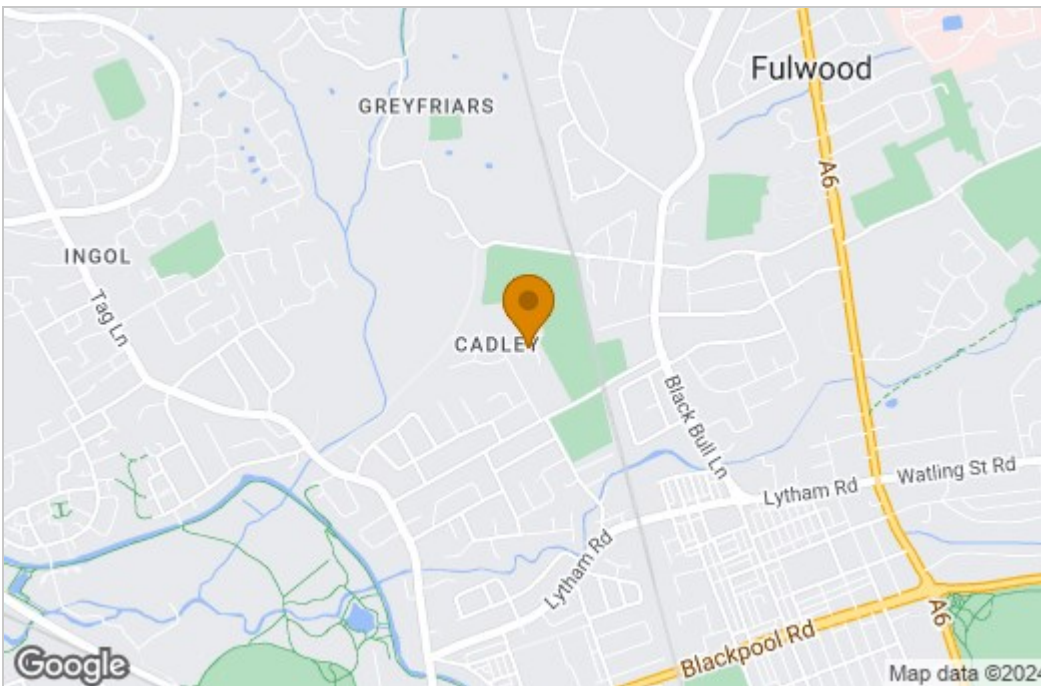
Paved path and off road parking.

# Floor Plan

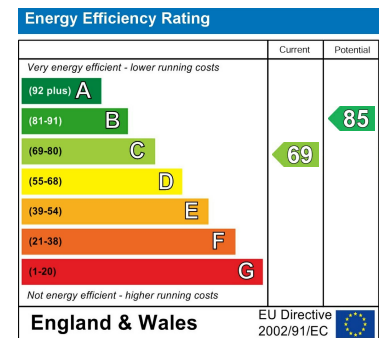


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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