

# GUILDHALL

SALES & LETTINGS



## 29 Scotsman Avenue

, Preston, PR2 3BW

£234,950



NO CHAIN

Guildhall Sales and Lettings are pleased to introduce this well presented three bed roomed semi-detached property to the market. Boasting accommodation over 3 storeys, this property is well suited for small families and internally comprises of a spacious reception room, a ground floor WC, contemporary fitted kitchen, a three piece family bathroom suite and three bedrooms with the main bedroom providing access to an en suite. Externally to the rear of the property is an enclosed laid to lawn garden. To the front is a driveway providing off road parking.

For further information, please call the team on 01772 769999.



## Ground Floor

### Entrance Hallway

Staircase to the first floor and doors to the lounge, ground floor WC and kitchen.

### Lounge / Dining Area 12.9 x 6.2 (3.66m.2.74m x 1.83m.0.61m)

Spacious lounge/dining area with French doors providing access to the garden.

### Kitchen 12'9 x 6'2 (3.89m x 1.88m)

Fitted with a range of high gloss wall and base units with work surfaces., integrated oven with a four ring hob and extractor hood, integrated dishwasher, integrated fridge/freezer and laminate flooring

### Ground Floor WC 7'4 x 2'11 (2.24m x 0.89m)

Dual flush WC, wash basin and tiled flooring.

## First Floor

### Landing

### Bedroom Two 13'1 x 11' (3.99m x 3.35m)

UPVC double glazed window and a central heating radiator.

### Bedroom Three 13'1 x 9'7 (3.99m x 2.92m)

UPVC double glazed window and a central heating radiator.

### Bathroom 6'11 x 5'6 (2.11m x 1.68m)

Three piece suite comprising of a panelled bath with over head shower feed, wash basin, dual flush WC and tiled flooring.

## Second Floor

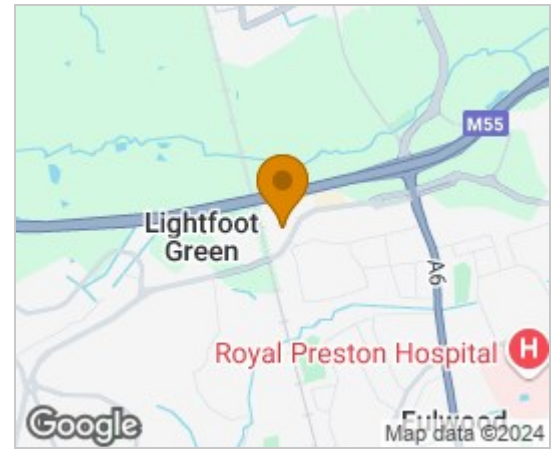
### Bedroom One 28'6 x 13'1 (8.69m x 3.99m)

Velux windows, storage cupboard, dressing area and a door to the en suite.

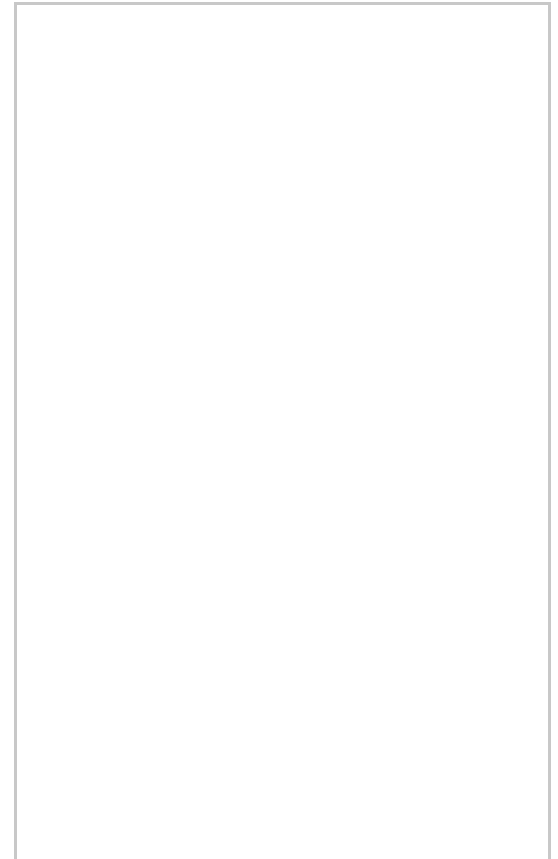
### En Suite 8'0 x 4'6 (2.44m x 1.37m)

Double shower enclosure, dual flush WC, wash basin and tiled flooring.

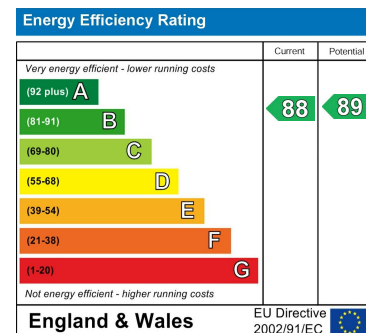
## Area Map



## Floor Plans



## Energy Efficiency Graph



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