

# GUILDHALL

SALES & LETTINGS



## 3a Regency Gardens

, Euxton, PR7 6NW

Offers Over £115,000



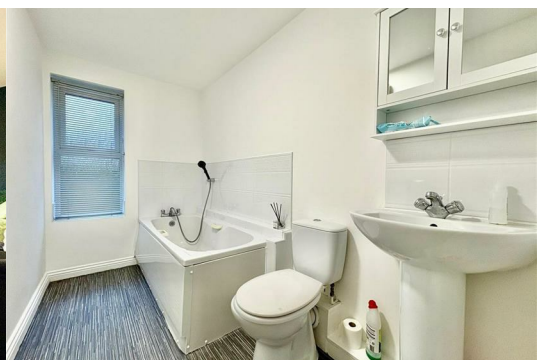
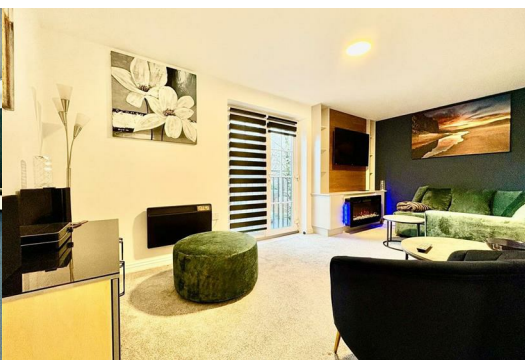
**\*\*RECENTLY RENOVATED TWO BEDROOMED FIRST FLOOR APARTMENT\*\***

Guildhall Sales and Lettings are pleased to introduce this immaculately presented, two bedroomed first floor apartment to the market. Situated within the well sought after area of Euxton, within close proximity to local amenities, schools and commuter links. Boasting contemporary features throughout, this property is well suited for investors or first time buyers and internally comprises briefly:

Entrance through to the entrance hallway providing access to the contemporary fitted kitchen, lounge, three piece family bathroom suite, bedroom one housing fitted wardrobes and access to the en suite and bedroom two which also boasts fitted wardrobes.

Externally there is a car park providing off road parking.

For further information or to arrange a viewing, please call the team on 01772 769999.



Communal Entrance

Hallway

Lounge 16'9" x 8'0" (5.11m x 2.44m)

Kitchen Diner 12'5" x 10'5" (3.81m x 3.18m)

Bedroom One 13'5" x 9'6" (4.09m x 2.92m)

Ensuite

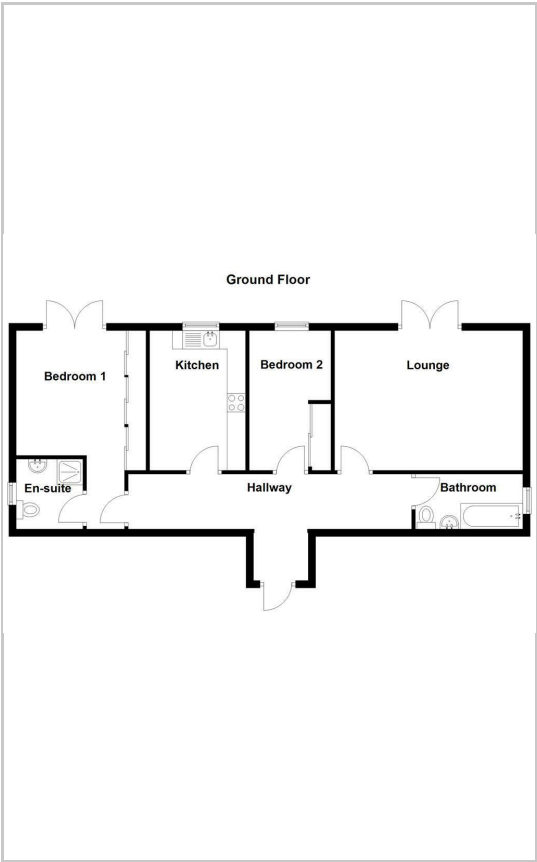
Bedroom Two 12'2" x 7'3" (3.73m x 2.21m)

Bathroom

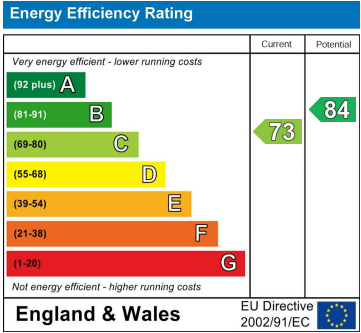
Area Map



Floor Plans



Energy Efficiency Graph



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