

GUILDHALL

SALES & LETTINGS



203 Savick Way

Lea, Preston, PR2 1XF

Offers Over £200,000



This charming 3-bedroom semi-detached property offers spacious living, modern comforts, and a fantastic location in the desirable area of Lea, Preston. Perfect for growing families or those seeking extra space, this home is sure to impress.

Ground Floor: Upon entering, you're welcomed by a bright and inviting lounge, perfect for relaxing or entertaining. The well-equipped kitchen leads to the delightful conservatory, offering a peaceful space to enjoy the garden views all year round. Bedroom one is conveniently located on the ground floor and features an en-suite bathroom, providing added privacy and comfort. The ground floor also benefits from direct access to the private rear garden — a perfect outdoor space for family activities.

First Floor: Upstairs, you'll find two further generously sized bedrooms, ideal for children, guests, or home offices. The family bathroom is also located on this floor, complete with modern fixtures and fittings.

Additional Features: Externally, the property boasts a driveway for off-road parking and a single garage for extra storage or secure parking. The private rear garden is a real highlight, offering a peaceful retreat with



Ground Floor

- Lounge 15'5" x 14'5" (4.7m x 4.4m)
- Kitchen 14'5" x 7'10" (4.4m x 2.4m)
- Conservatory 9'10" x 8'2" (3.0m x 2.5m)
- Bedroom One 11'1" x 10'5" (3.4m x 3.2m)
- En-suite 7'2" x 3'3" (2.2m x 1.0m)

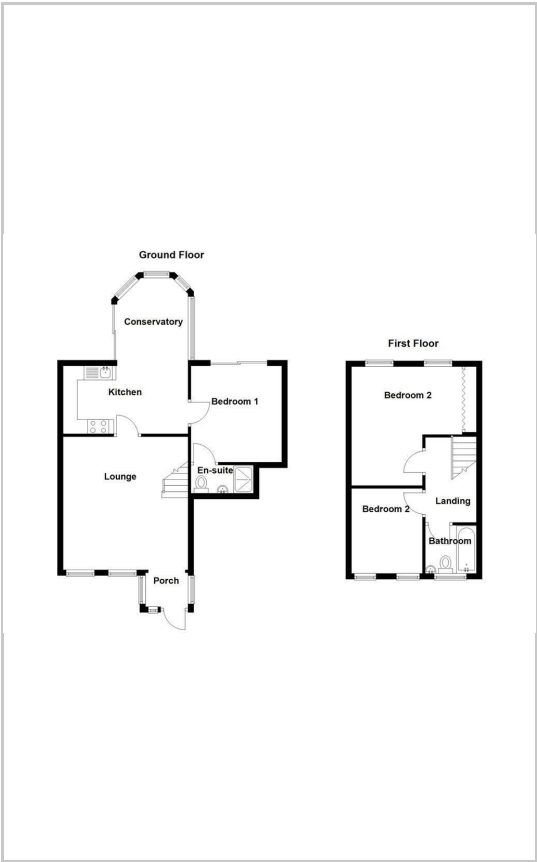
First Floor

- Bedroom Two 14'5" x 8'2" (4.4m x 2.5m)
- Bedroom Three 9'10" x 8'2" (3.0m x 2.5m)
- Bathroom 9'6" x 5'6" (2.9m x 1.7)

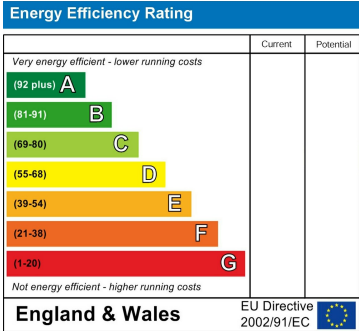
Area Map



Floor Plans



Energy Efficiency Graph



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