

# GUILDHALL

SALES & LETTINGS



## 193 Savick Way

Lea, Preston, PR2 1XF

Offers Over £240,000



**\*\*WELL PRESENTED 3 BEDROOMED DETACHED PROPERTY\*\***

Guildhall Sales and Lettings are delighted to introduce this immaculately presented, three bedroomed detached property to the market. Situated within the well sought after area of Lea, within close proximity to local amenities, commuter links and schools. Boasting spacious accommodation and contemporary features throughout, this property is well suited for growing families and internally comprises briefly:

Entrance through to the entrance porch providing access to the lounge which houses the staircase to the first floor and access to the fitted kitchen with a door leading to the conservatory. To the first floor are three good sized bedrooms and a modern three piece family bathroom suite.

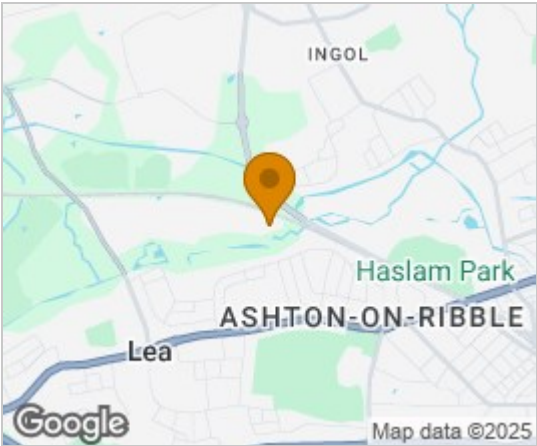
Externally to the rear is an enclosed garden landscaped to a high standard and to the front of the property is a driveway providing ample off road parking and access to the detached garage.



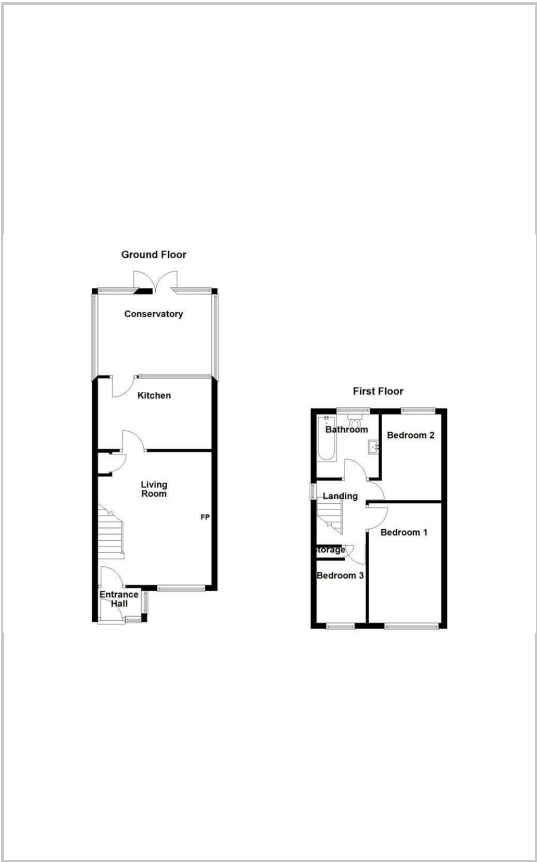


- Lounge 14'5" x 15'5" (4.4 x 4.7)
- Kitchen 14'5" x 8'2" (4.4 x 2.5)
- Conservatory 13'1" x 9'2" (4.0 x 2.8)
- Bedroom One 13'9" x 8'2" (4.2 x 2.5)
- Bedroom Two 9'10" x 7'2" (3 x 2.2)
- Bedroom Three 5'6" x 6'6" (1.7 x 2.0)
- Bathroom 6'6" x 5'6" (2.0 x 1.7 )

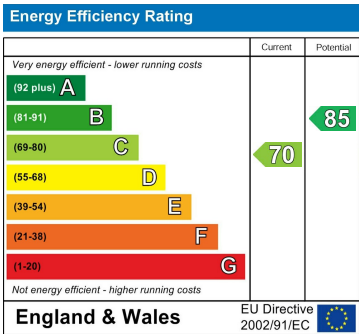
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.