

GUILDHALL

SALES & LETTINGS



80 Ladybank Avenue

, Fulwood, PR2 9LY

Offers Over £120,000



****IDEAL OPPORTUNITY FOR INVESTORS, CAN BE SOLD WITH A SITTING TENANT****

Nestled in the charming area of Fulwood, Ladybank Avenue presents a delightful opportunity to acquire a modern home that is both inviting and practical. This well-appointed property boasts a comfortable living space of 667 square feet, making it an ideal choice for small families, couples, or individuals seeking a cosy home.

The property features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. The two bedrooms provide ample space for rest and relaxation, while the well-designed bathroom ensures convenience and comfort. Built in 2004, this property benefits from contemporary design and modern amenities throughout.

The location in Fulwood is particularly appealing, offering a blend of suburban tranquillity and easy access to local amenities. Residents can enjoy nearby parks, shops, and schools, all within a short distance.

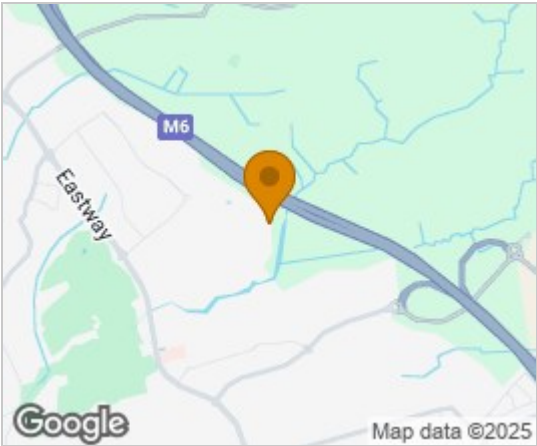
Viewings are essential, for further information, please call the team on 01772 769999.



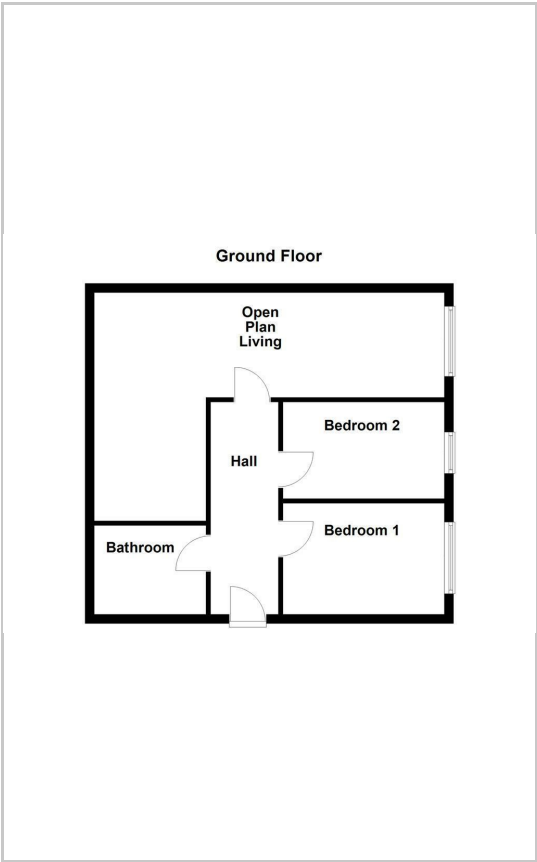
First Floor

- Entrance Hallway 13' x 5'7 (3.96m x 1.70m)
- Bedroom One 8'11 x 11'7 (2.72m x 3.53m)
- Bedroom Two 7'7 x 11'7 (2.31m x 3.53m)
- Bathroom 5'9 x 8'11 (1.75m x 2.72m)
- Open Plan Living Kitchen Area

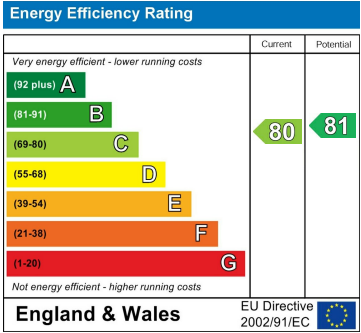
Area Map



Floor Plans



Energy Efficiency Graph



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