



## 7 Fairfield Way

Wesham, Preston, PR4 3EP

Offers Over £325,000



Guildhall Sales and Lettings are delighted to introduce this spectacularly presented, four bedroomed detached property to the market. Situated within the highly sought after area of Wesham, within close proximity to local amenities, schools and commuter routes. Boasting spacious accommodation throughout, this property is well suited for growing families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and doors to the ground floor WC, two reception rooms and the kitchen dining area boasting French rear entrance doors and access to the utility area also providing access to the rear. To the first floor is a three piece family bathroom suite and four spacious bedrooms with the main bedroom boasting access to an en suite.

Externally to the rear of the property is access to the garage and a landscaped laid to lawn garden with a paved patio seating area - perfect for al-fresco dining in the summer!

To the front of the property is a driveway providing off road parking for numerous vehicles and access to the detached double garage.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999



Ground Floor

Ground Floor WC 3'0" x 6'9" (0.93 x 2.06)

Reception Room One 16'9" x 11'10" (5.11 x 3.63)

Reception Room Two 9'10" x 9'1" (3 x 2.78)

Kitchen Dining Room 19'5" x 9'4" (5.92 x 2.87)

Utility Room 9'4" x 5'4" (2.87 x 1.65)

First Floor

Bedroom One 12'1" x 11'8" (3.69 x 3.58)

En Suite 7'1" x 4'6" (2.18 x 1.39)

Bedroom Two 13'9" x 9'1" (4.20 x 2.77)

Bedroom Three 9'8" x 8'11" (2.95 x 2.74)

Bedroom Four 8'9" x 6'6" (2.67 x 2.0)

Bathroom 6'9" x 6'5" (2.06 x 1.98)

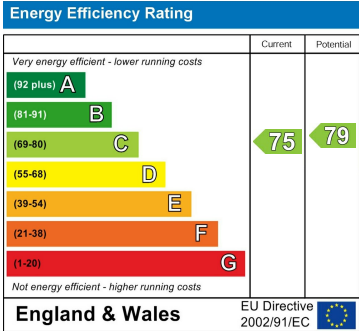
Area Map



Floor Plans



Energy Efficiency Graph



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