

GUILDHALL

SALES & LETTINGS



6 Lawrence Avenue

, Preston, PR1 4PR

Asking Price £180,000



THREE BEDROOMED SEMI-DETACHED PROPERTY

Guildhall Sales and Lettings are delighted to introduce this deceptively spacious, three bedroomed semi-detached property to the market. Situated within the highly sought after area of Preston, within close proximity to the Guild Wheel, Avenham Park, commuter routes, local amenities and schools. Boasting spacious accommodation and neutral decor throughout, this property is well suited for families or investors and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and a door to the lounge providing access to the contemporary fitted kitchen diner. To the first floor are three bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed laid to lawn garden with a paved patio seating area - perfect for al fresco dining in the summer! To the front is a driveway providing off road parking for numerous vehicles and access to the detached garage



Ground Floor

Lounge 15'3" x 12'10" (4.65 x 3.93)

Kitchen 18'8" x 10'10" (5.70 x 3.32)

First Floor

First Floor

Bedroom One 13'1" x 11'1" (4 x 3.4)

Bedroom Two 11'1" x 10'9" (3.4 x 3.3)

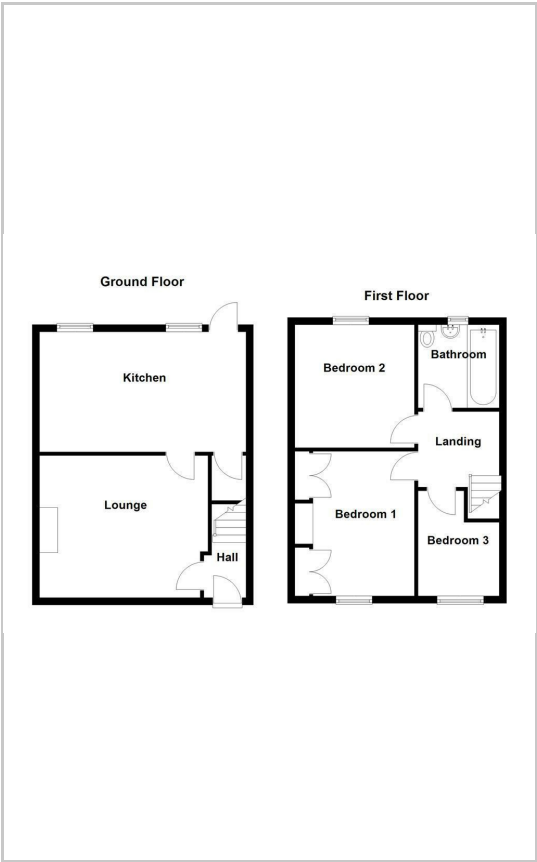
Bedroom Three 9'10" x 7'4" (3.0 x 2.24)

Bathroom 7'6" x 7'3" (2.3 x 2.23)

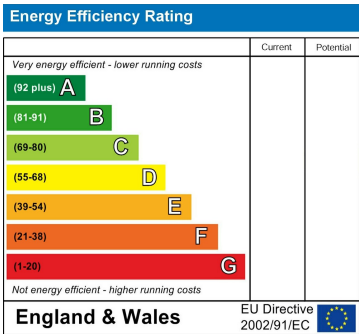
Area Map



Floor Plans



Energy Efficiency Graph



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