



GUILDHALL
SALES & LETTINGS

22 Norshaw Crescent

Broughton, Preston, PR3 5BZ

Offers Over £300,000



****Three Bedroomed Detached Property In A Desirable Location****

Located in the desirable area of Broughton, this modern three bedroom detached property offers stylish and well planned accommodation, ideal for families and professionals alike.

Boasting spacious accommodation, this home is presented in a contemporary condition throughout. The ground floor comprises a welcoming lounge, a modern fitted kitchen with adjoining utility room, and a convenient downstairs WC, providing practical and functional living space.

To the first floor, the property features a spacious main bedroom complete with a private ensuite and dedicated dressing area, alongside two further well-proportioned bedrooms and a three piece family bathroom suite.



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Ground Floor

- Lounge 17'5" x 10'9" (5.31 x 3.30)
- Kitchen Dining Room 17'5" x 9'8" (5.31 x 2.97)
- Utility Room 7'1" x 7'8" (2.18 x 2.34)
- Ground Floor WC 9' x 4'3 (2.74m x 1.30m)
- Garage 10'9" x 19'10" (3.3 x 6.07)

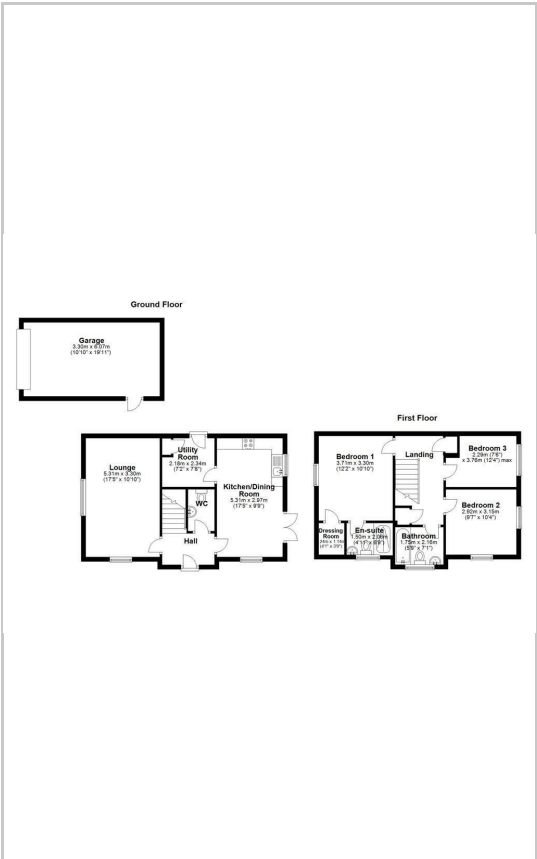
First Floor

- Bedroom One 12'2" x 10'9" (3.71 x 3.30)
- Dressing Room 4'1 x 3'9 (1.24m x 1.14m)
- En Suite 4'11" x 6'9" (1.50 x 2.06)
- Bedroom Two 9'6" x 10'4" (2.92 x 3.15)
- Bedroom Three 7'6" x 12'4" (2.29 x 3.76)
- Bathroom 5'8" x 7'1" (1.75 x 2.16)

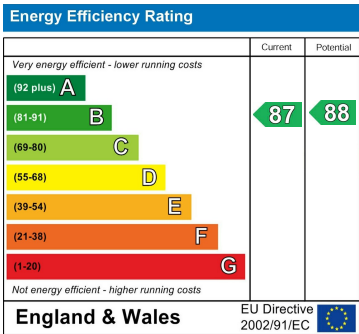
Area Map



Floor Plans



Energy Efficiency Graph



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