

GUILDHALL

SALES & LETTINGS



GUILDHALL
SALES & LETTINGS

36 Ash Meadow

Lea, Preston, PR2 1RX

Offers Over £220,000



Nestled in the charming area of Ash Meadow, Lea, Preston, this delightful four-bedroom house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious reception room that seamlessly flows into a well-appointed kitchen, creating an ideal space for both entertaining and family gatherings. The kitchen, generous in size, opens up to a bright conservatory, allowing natural light to flood the area and providing a lovely spot to relax or enjoy meals.

The property boasts four well-proportioned bedrooms, including a main bedroom with the added luxury of an ensuite bathroom, ensuring privacy and convenience. A second bathroom serves the remaining bedrooms, making it suitable for families or guests.

Outside, the low maintenance garden offers a tranquil retreat, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, the property features off-street parking and a garage, providing ample space for vehicles and storage.



GUILDHALL
SALES & LETTINGS

GUILDHALL
SALES & LETTINGS

GUILDHALL
SALES & LETTINGS

Ground Floor

Entrance Hallway 5'09 x 14'57 (1.75m x 4.27m)

Lounge 12'47 x 14'57 (3.66m x 4.27m)

Kitchen Dining Room 26'07 x 8'92 (8.10m x 2.44m)

Reception Room Two / Bedroom Four

Conservatory 9'39 x 12'56 (2.74m x 3.66m)

First Floor

Landing 6'13 x 8'13 (1.83m x 2.44m)

Bedroom One 9'37 x 13'08 (2.74m x 4.17m)

En Suite 9'18 x 5'48 (2.74m x 1.52m)

Bedroom Two 9'65 x 13'82 (2.74m x 3.96m)

Bedroom Three 9'59 x 9'87 (2.74m x 2.74m)

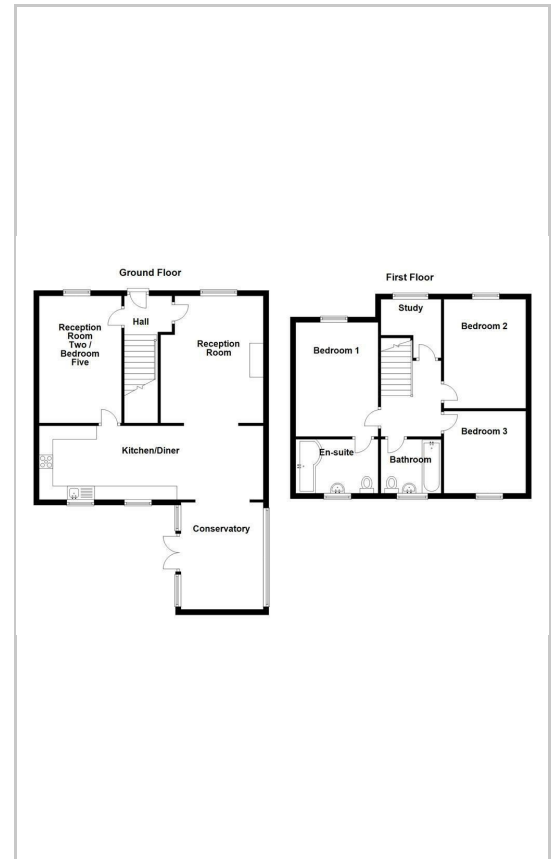
Study Room / Bedroom Four / Five 6'74 x 9'38 (1.83m x 2.74m)

Bathroom 6'35 x 5'67 (1.83m x 1.52m)


Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>