

# GUILDHALL

SALES & LETTINGS



## 80 Ladybank Avenue , Fulwood, PR2 9LY

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.

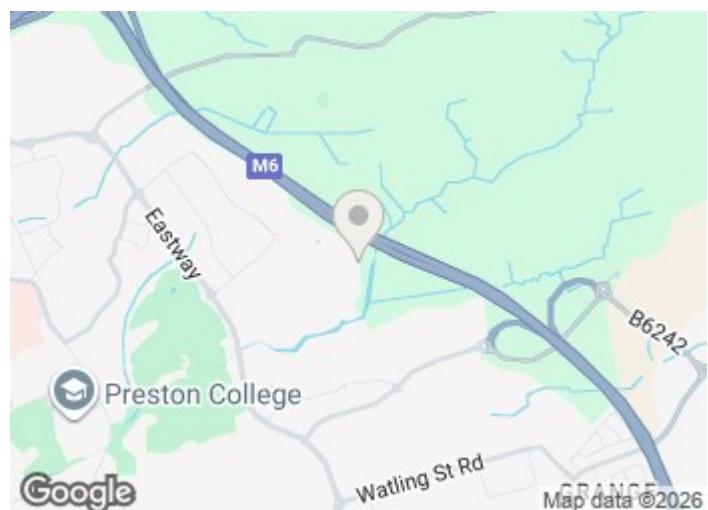
The property features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. The two bedrooms provide ample space for rest and relaxation, while the well-designed bathroom ensures convenience and comfort. Built in 2004, this property benefits from contemporary design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

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. This property is not just a house; it is a place where you can create lasting memories.

£750



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[Directions](#)



## Floor Plan

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

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