

GUILDHALL

SALES & LETTINGS



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3B South Meadow Lane

, Preston, PR1 8JY

Offers Over £100,000

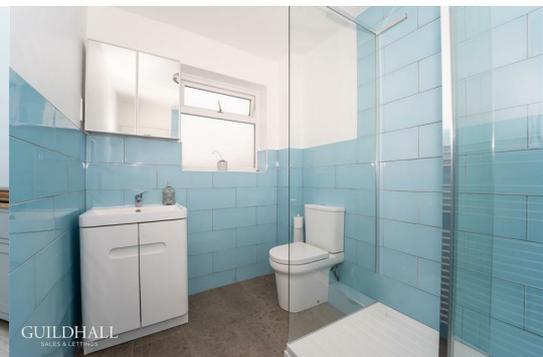


Nestled in the charming area of South Meadow Lane, Preston, this delightful two-bedroom flat presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a spacious layout, perfect for modern living, and is complemented by a garage and off-street parking, ensuring convenience for residents and visitors alike.

The interior of the house is designed to maximise space and light, creating a warm and inviting atmosphere. Each bedroom offers room for relaxation and personalisation, making it an ideal retreat after a long day. The living areas are well-proportioned, providing a perfect setting for entertaining friends or enjoying quiet evenings at home.

One of the standout features of this property is its prime location. Situated close to reputable schools and a variety of local amenities, residents will find everything they need within easy reach. Whether it's shopping, dining, or recreational activities, the vibrant community surrounding South Meadow Lane has much to offer.

This property is not just a place to live; it is a gateway to a fulfilling lifestyle in Preston. With its combination of comfort, convenience, and community, this property is sure to attract those looking for a place to call



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Second Floor

Lounge 19'20 x 9'95 (5.79m x 2.74m)

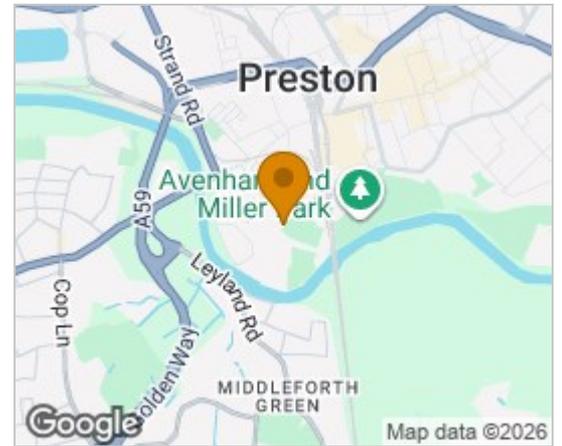
Kitchen 7'39 x 12'27 (2.13m x 3.66m)

Bathroom 9'16 x 5'96 (2.74m x 1.52m)

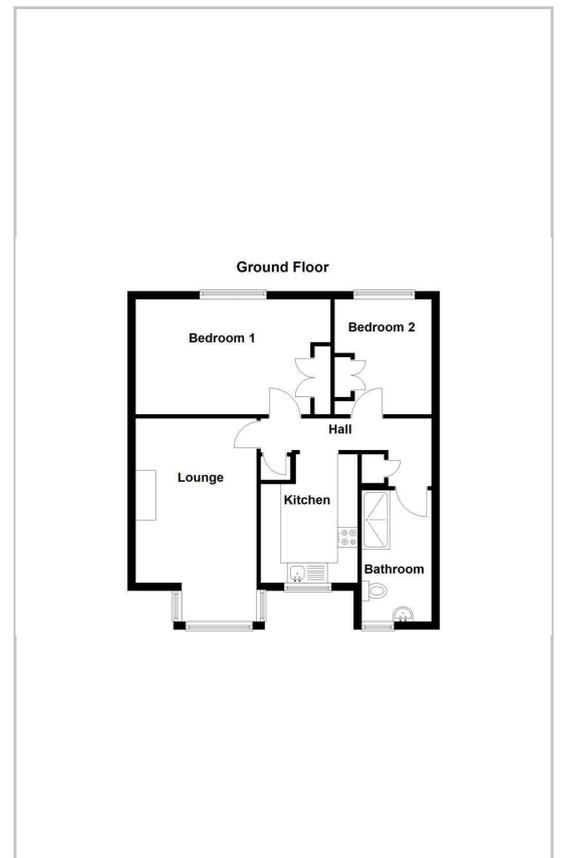
Bedroom One 15'86 x 13'96 (4.57m x 3.96m)

Bedroom Two 9'31 x 7'87 (2.74m x 2.13m)

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 

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