

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.



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)

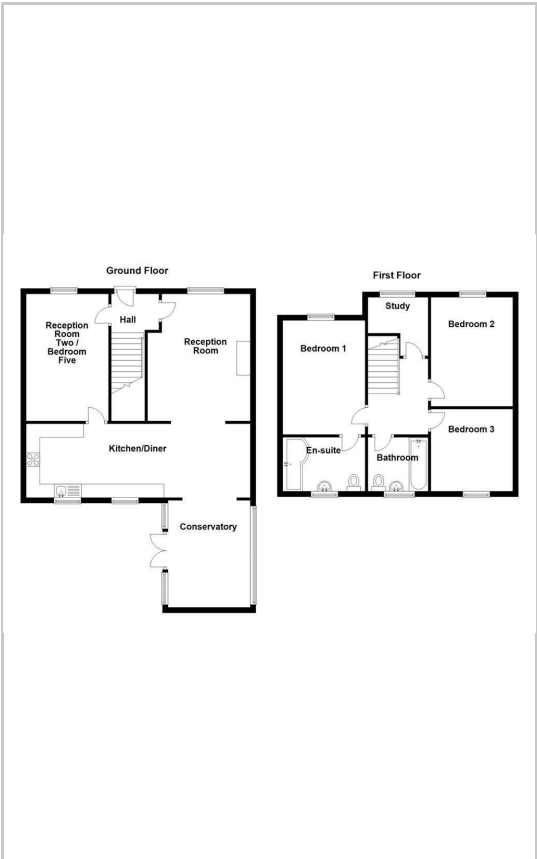
Study Room / Bedroom Four / Five 6'74 x 9'38 (1.83m x 2.74m)

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

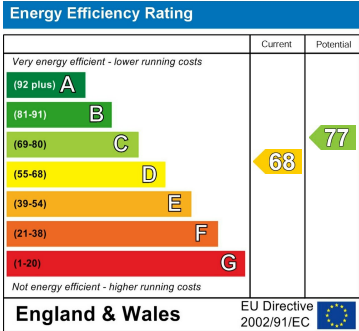
Area Map



Floor Plans



Energy Efficiency Graph



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