

# GUILDHALL

SALES & LETTINGS



## 15 Scholars Green

Lea, Preston, PR2 1QN

Offers Over £160,000



Situated in the sought-after area of Lea Preston, this well presented two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, small families, or investors alike.

The property welcomes you via a practical front porch, leading directly into a bright and comfortable living room - an ideal space for relaxing or entertaining. From here, stairs rise to the first floor, while the layout flows naturally through to the kitchen at the rear of the home. The kitchen provides ample space for cooking and dining, with a convenient door opening out onto the generous rear garden.

Upstairs, the property comprises a spacious main bedroom, a well-proportioned second bedroom, and a family bathroom, all thoughtfully arranged to maximise space and functionality.

Externally, the home continues to impress. To the front, a substantial driveway provides off-road parking for up to three vehicles. To the rear, the property boasts a enclosed laid to lawn garden - perfect for outdoor entertaining, gardening, or family use.



## Ground Floor

Lounge 14'2 x 12'4 (4.32m x 3.76m)

Kitchen 10'2 x 12'4 (3.10m x 3.76m)

## First Floor

Bedroom One 10'8 x 12'4 (3.25m x 3.76m)

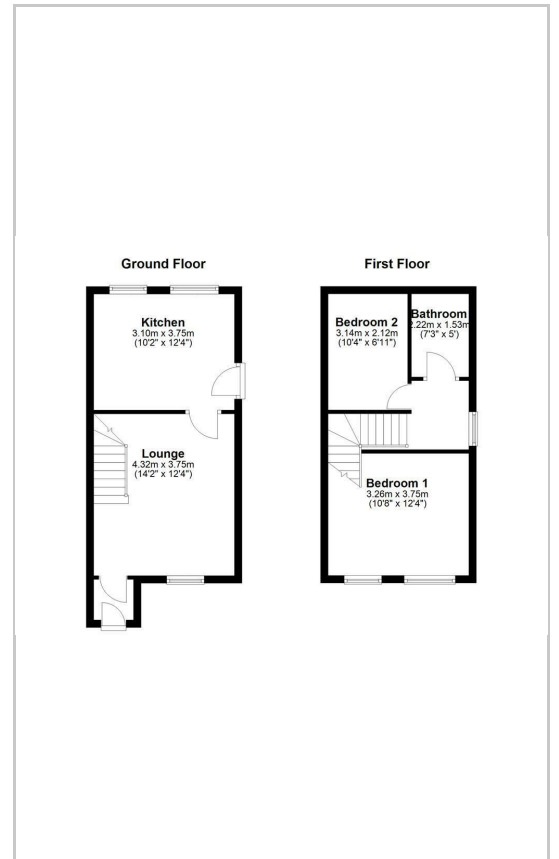
Bedroom Two 10'4 x 6'11 (3.15m x 2.11m)

Bathroom 7'3 x 5' (2.21m x 1.52m)

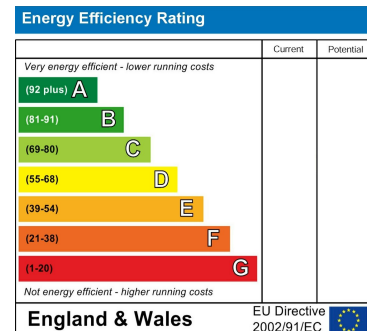
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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