

# GUILDHALL

SALES & LETTINGS



## 40 Beachley Road

Ingol, Preston, PR2 3YJ

Offers Over £110,000



Guildhall Sales and Lettings are delighted to introduce this well presented, one bedroomed semi-detached bungalow to the market. Situated within the highly sought after area of Ingol, within close proximity to local amenities, commuter routes and schools. Boasting spacious accommodation throughout, this property is well suited for investors and internally comprises briefly:

Entrance through to the entrance porch providing access to the entrance hallway with doors leading to a storage cupboard, the kitchen, lounge, family bathroom and bedroom.

Externally to the rear of the property is an enclosed paved yard with a slate chipped area and to the front of the property are mature shrubs.

Viewings are essential, for further information, please call the team on 01772 769999.



Entrance Porch 15'2" x 3'7" (4.63 x 1.1)

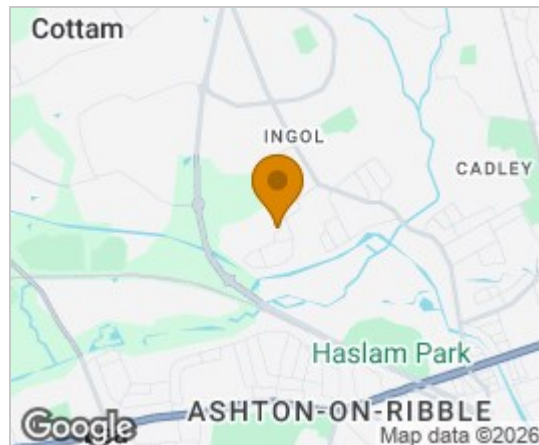
Lounge 14'9" x 10'2" (4.50m x 3.10m)

Bathroom 6'2" x 5'4" (1.88 x 1.64)

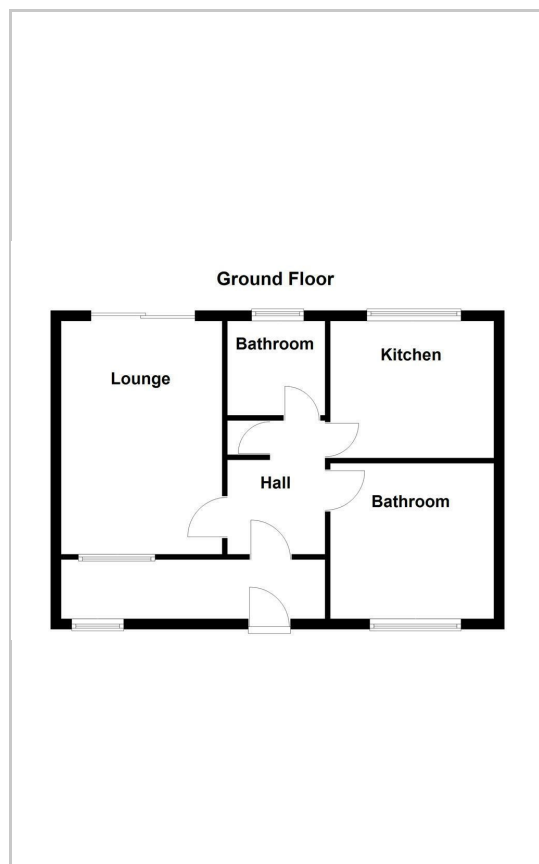
Kitchen 8'6" x 10'4" (2.61 x 3.15)

Bedroom One 11'10" x 9'10" (3.61 x 3)

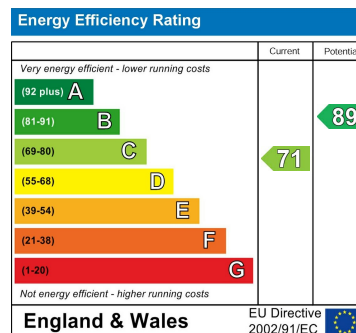
## Area Map



## 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.

441 Blackpool Road, Preston, PR2 2LE

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