

GUILDHALL

SALES & LETTINGS



8 Aldfield Avenue

Lea, Preston, PR2 1XQ

Asking Price £260,000



Guildhall Sales and Lettings are delighted to introduce this well presented and spacious three bedroomed semi-detached property to the market. Situated within the well sought after area of Lea, within close proximity to local amenities, schools and commuter routes. Boasting contemporary features and neutral decor throughout, this property is well suited for growing families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and doors to storage, the lounge and the open plan living kitchen dining area which provides access to the utility room and the rear. To the first floor are three bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is a laid AstroTurf area with a slate chipped boarder, a paved patio seating area and access to the car port and two outbuildings currently utilised as a salon and a gym. To the front of the property is a driveway providing off road parking.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

- Entrance Hallway 15'4" x 5'10" (4.68 x 1.8)
- Lounge 12'4" x 12'9" (3.76 x 3.9)
- Open Plan Living Kitchen Dining Area 18'6" x 18'9" (5.66 x 5.73)
- Utility Room 3'9" x 8'2" (1.16 x 2.5)

First Floor

- Bedroom One 11'5" x 9'1" (3.5 x 2.78)
- Bedroom Two 12'1" x 10'3" (3.7 x 3.14)
- Bedroom Three 8'10" x 7'10" (2.7 x 2.4)
- Bathroom 6'1" x 5'4" (1.86 x 1.63)

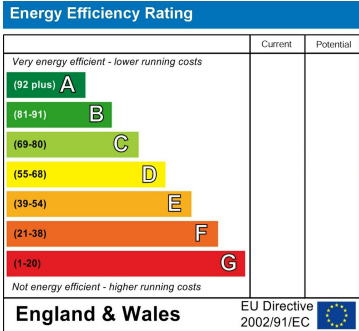
Area Map



Floor Plans



Energy Efficiency Graph



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