



## 36 Greavestown Lane

Lea, Preston, PR2 1PD

Offers Over £180,000



Guildhall Sales and Lettings are delighted to introduce this well presented, two/three bedroomed semi-detached dormer bungalow to the market. Situated within the well sought after area of Lea, within close proximity to local amenities, schools and commuter routes. Boasting spacious accommodation and contemporary features throughout, this property is well suited for first time buyers or families and internally comprises briefly.

Entrance through to the entrance hallway housing the staircase to the first floor and doors to the three piece family bathroom suite, lounge/bedroom three, contemporary fitted kitchen and reception room two which provides access to the conservatory housing French rear entrance doors. To the first floor are two spacious bedrooms.

Externally to the rear of the property is an enclosed stone chipped garden with a paved patio seating area and access to the detached garage. To the front of the property is a stone chipped area with a driveway leading to the side of the property providing off road parking for numerous vehicles.

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



## Ground Floor

Entrance Porch 5'6" x 4'7" (1.7 x 1.4)

Entrance Hallway 9'6" x 7'2" (2.9 x 2.2)

Bathroom 9'10" x 5'6" (3.0 x 1.7)

Kitchen 13'5" x 9'10" (4.1 x 3.0)

Reception Room 15'5" x 10'2" (4.7 x 3.1)

Reception Room Two / Bedroom Three 13'1" x 9'10" (4.0 x 3.0)

Conservatory 19'8" x 5'2" (6.0 x 1.6)

## First Floor

Bedroom One 15'5" x 9'10" (4.7 x 3.0)

Bedroom Two 9'10" x 9'10" (3.0 x 3.0)

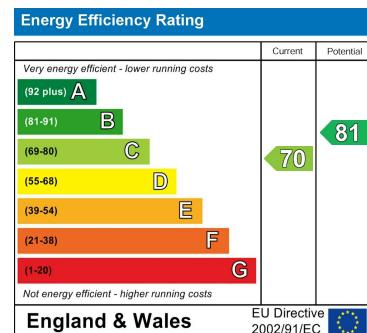
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.