

GUILDHALL

SALES & LETTINGS



36 The Champions

Lea, Preston, PR2 1QL

Asking Price £220,000



****DECEPTIVELY SPACIOUS THREE BEDROOMED SEMI-DETACHED PROPERTY****

Situated in the highly sought-after area of Lea, Preston, this impressive three-bedroom semi-detached property offers stylish and contemporary living throughout. Boasting an abundance of natural light, the home has been thoughtfully designed to provide spacious and versatile accommodation ideal for modern family life.

The ground floor briefly comprises a welcoming entrance hall, a convenient downstairs WC, a contemporary fitted kitchen, and a bright and spacious living area which flows seamlessly into a delightful sun room overlooking the rear garden.

To the first floor is a three piece family bathroom suite, three well-proportioned bedrooms, including the generous main bedroom benefitting from its own en-suite shower room and fitted wardrobes.



Entrance hallway

Central heating radiator, laminate flooring. Staircase to first floor and access into downstairs w.c and reception room.

W.C 6'2' x 2'6' (1.88m' x 0.76m')

Double glazed window, central heating towel rail, laminate flooring, wash basin and toilet.

Reception room 14'9' x 12'3' (4.50m' x 3.73m')

Double glazed window, central heating radiator, laminate flooring, gas fire place. Access into kitchen.

Kitchen 8'9' x 15'7' (2.67m' x 4.75m')

Double glazed window to conservatory, central heating radiator, tiled floor, open access into conservatory, door to outside. Kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, composite sink, drainer and mixer tap, integrated oven with a five ring hob and extractor fan, spaces for fridge, washing machine, dryer and dish washer.

Sun Room 14'8' x 12'9' (4.47m' x 3.89m')

Double glazed windows, central heating radiator, tiled flooring, door to rear garden.

First floor

Landing

Double glazed window, access into three bedrooms and a family bathroom.

Bedroom one 12'9' x 12'2' (3.89m' x 3.71m')

Double glazed windows, central heating radiator, fitted storage, access to en-suite.

En-suite 6'3' x 2'9' (1.91m' x 0.84m')

Double glazed window, central heating towel rail, storage cupboard, shower cubicle, wash basin and toilet.

Bedroom two 8'9' x 7'10' (2.67m' x 2.39m')

Double glazed window, central heating radiator.

Bedroom three 6'5' x 7'10' (1.96m' x 2.39m')

Double glazed window, central heating radiator.

Bathroom 5'5' x 6'4' (1.65m' x 1.93m')

Central heating radiator, tiled walls and flooring, bath, wash basin and toilet.

External

Front

Front garden and off road parking.

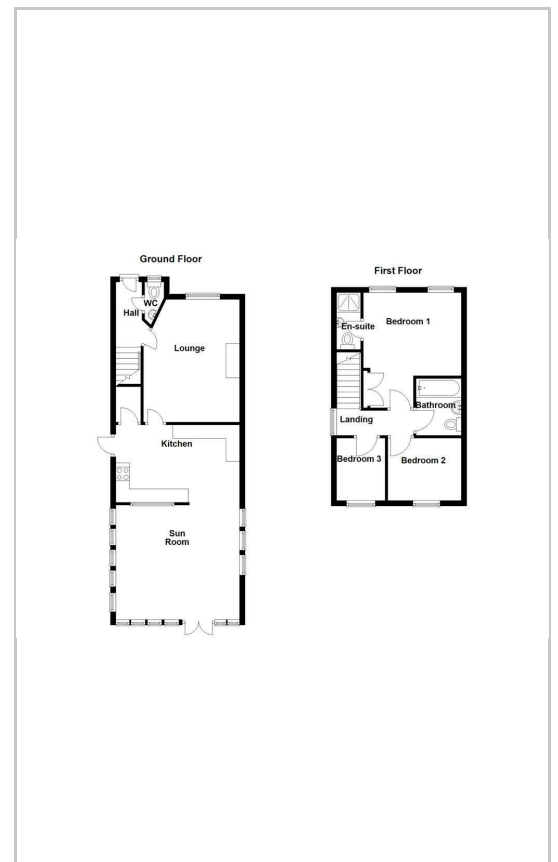
Rear

Enclosed rear garden.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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441 Blackpool Road, Preston, PR2 2LE

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