

GUILDHALL

SALES & LETTINGS



2 Shelduck Avenue

Broughton, Preston, PR3 5NA

Asking Price £118,250



****55% SHARED OWNERSHIP****

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

Entrance through to entrance hallway housing the staircase to the first floor and doors to the lounge, kitchen and ground floor WC. To the first floor are two spacious bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed rear garden. To the front is a driveway 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

Living Room 12'8" x 10'6" (3.87 x 3.22)

Kitchen 9'5" x 12'10" (2.89 x 3.92)

Ground Floor WC 6'1" x 3'8" (1.87 x 1.12)

First Floor

Bedroom One 8'11" x 16'10" (2.74 x 5.14)

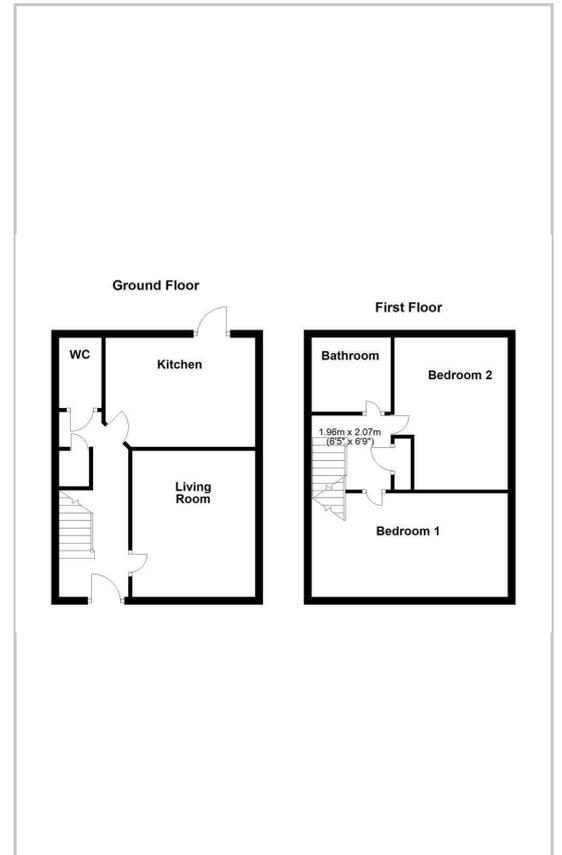
Bedroom Two 14'1" x 10'0" (4.3 x 3.05)

Bathroom 6'5" x 6'9" (1.96 x 2.07)

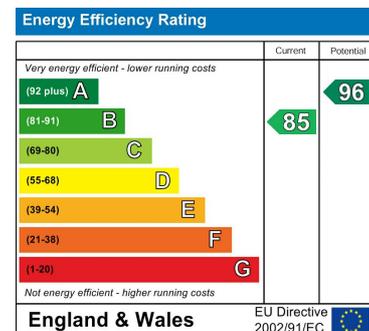
Area Map



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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