



GUILDHALL  
SALES & LETTINGS

## 51 Hayfield Avenue

Hoghton, Preston, PR5 0AU

Offers Over £210,000



Nestled in the lovely area of Hoghton, Preston, this delightful four-bedroom house on Hayfield Avenue offers a perfect blend of comfort and convenience. The property boasts a spacious living area, ideal for both relaxation and entertaining guests. With ample natural light flooding through the windows, this inviting space creates a warm and welcoming atmosphere.

The four well-proportioned bedrooms provide plenty of room for family or guests, ensuring everyone has their own private sanctuary. Each room is designed with comfort in mind, making it easy to unwind after a long day.

For those who value off-road parking, this property does not disappoint. The off-road parking space ensures that your vehicles are secure and easily accessible. Additionally, the garage offers further storage options or the potential for a workshop, catering to various needs.

Situated in a peaceful neighbourhood, this home is perfect for families or anyone seeking a tranquil lifestyle while still being close to local amenities. With its generous living space and practical features, this property is



## Ground Floor

Reception Room One 15'7" x 11'3" (4.77m x 3.44m)

Reception Room Two 11'2" x 9'8" (3.41m x 2.95m)

Kitchen 14'3" x 7'1" (4.35m x 2.18m)

Dining Room/Bedroom Four 6'5" x 3'4" (1.96m x 1.02m)

## First Floor

Bedroom One 6'6" x 11'3" (2.0m x 3.44m)

Bedroom Two 14'6" x 12'9" (4.42 x 3.91m)

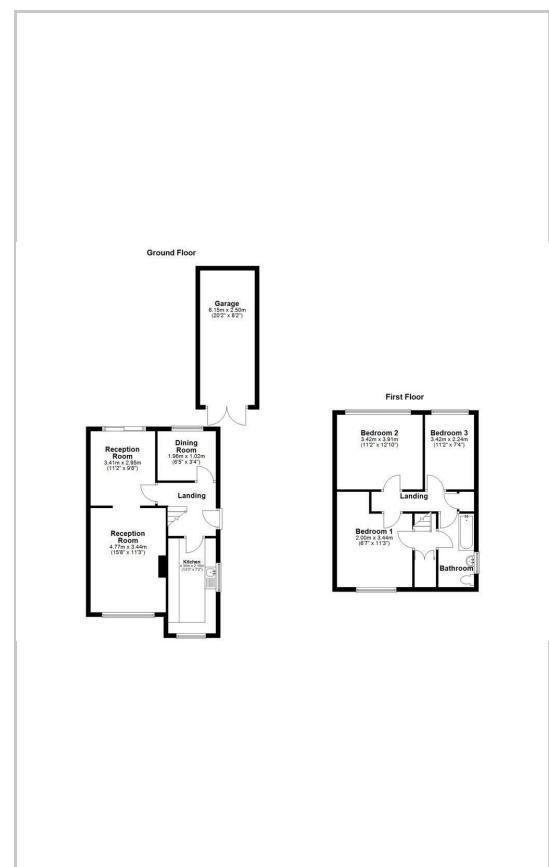
Bedroom Three 11'2" x 7'4" (3.42m x 2.24m)

Bathroom 12'59 x 4'89 (3.66m x 1.22m)

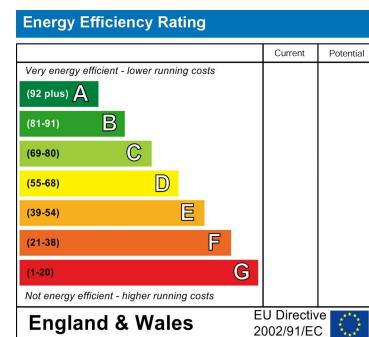
## Area Map



## Floor Plans



## Energy Efficiency Graph



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