

# GUILDHALL

SALES & LETTINGS



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## 36 Bowlingfield

Ingol, Preston, PR2 7DE

Offers Over £170,000



Welcome to this charming semi-detached house located in Bowlingfield, Ingol, Preston. This property boasts a modern fitted dining kitchen, perfect for hosting family gatherings or intimate dinners.

With one reception room, three cosy bedrooms, and a well-maintained bathroom, this house offers ample space for comfortable living. The large garage provides convenient parking for two vehicles, ensuring you never have to worry about finding a parking spot.

Step outside into the expansive rear garden, ideal for enjoying the fresh air and hosting summer barbecues. The addition of a conservatory allows you to bask in the natural light while enjoying a cup of tea or reading your favourite book.

Whether you're looking for a peaceful retreat or a place to call home, this property in Bowlingfield has something to offer for everyone. Don't miss the opportunity to make this house your own and create lasting memories in this lovely neighbourhood.



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## Hall

UPVC double glazed frosted door, central heating radiator, dado rail, smoke alarm, stairs to first floor, doors to reception room and kitchen, laminate floor.

## Reception Room

2 x UPVC double glazed leaded, UPVC double glazed door to sun room, dado rail, coving.

## Sun Room

6 x UPVC double glazed windows, laminate floor, UPVC double glazed door to rear.

## Kitchen

UPVC double glazed leaded window, tiled splash back, smoke alarm, range of wall, drawer and base units, extractor hood, 4 ring gas hob, electric oven, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, vinyl floor.

## Landing

Smoke alarm, loft access, 2 x storage cupboards, stairs to ground floor, doors to bedrooms 1, 3 and bathroom.

## Bathroom

Extractor fan, 2 x UPVC double glazed windows, central heating heating radiator, towel radiator, half tiled to complement, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap with electric overhead shower and vinyl floor.

## Bedroom 1

UPVC double glazed leaded window, central heating radiator.

## Bedroom 2

UPVC double glazed leaded window, central heating radiator.

## Bedroom 3

UPVC double glazed leaded window, central heating radiator.

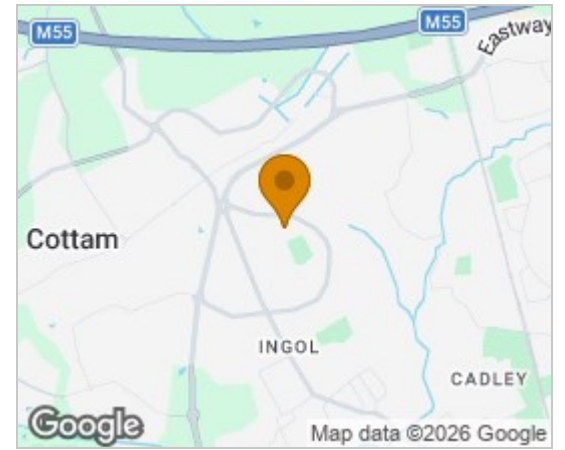
## Front

Stones, mature shrubs, block paving, path and tarmac drive leading to garage.

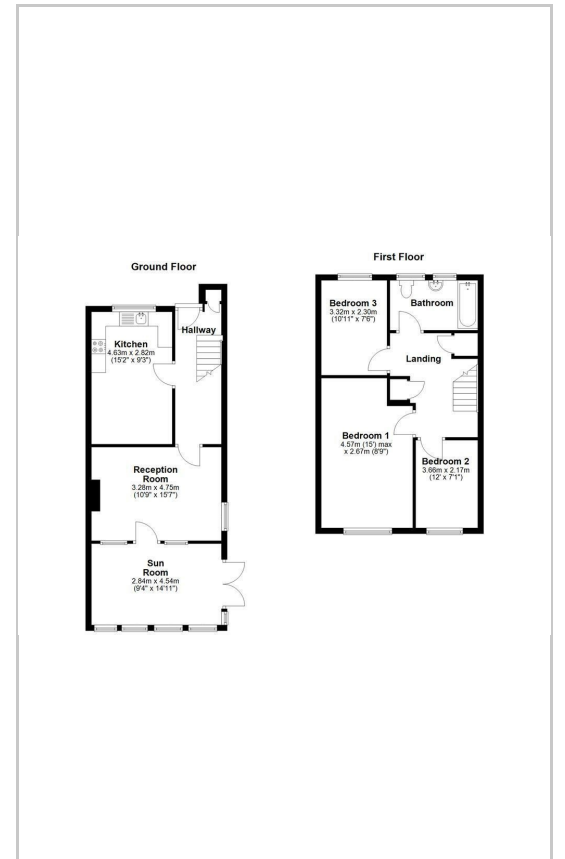
## Rear

Block paving and lawn.

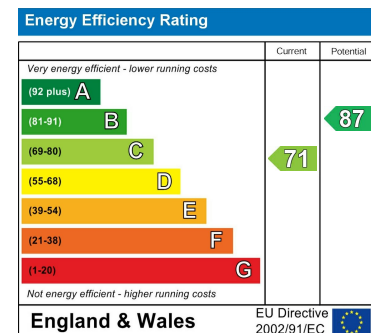
## Area Map



## Floor Plans



## Energy Efficiency Graph



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