

# GUILDHALL

SALES & LETTINGS



## 40 Beachley Road Ingol, Preston, PR2 3YJ

Nestled on the charming Beachley Road in Ingol, this delightful bungalow offers a perfect blend of comfort and convenience. With one spacious reception room, this property provides an inviting space for relaxation and entertaining. The well-appointed bedroom is designed to be a tranquil retreat, ideal for restful nights.

The bungalow features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. The layout of the home is thoughtfully designed, making it suitable for individuals or couples seeking a low-maintenance lifestyle.

Ingol is a lovely area, known for its friendly community and local amenities. Residents can enjoy easy access to nearby shops, parks, and transport links, making it an ideal location for those who appreciate both tranquillity and accessibility.

This bungalow presents a wonderful opportunity for anyone looking to settle in a peaceful neighbourhood while still being close to the vibrant life of the city. Don't miss the chance to make this charming bungalow your new home.

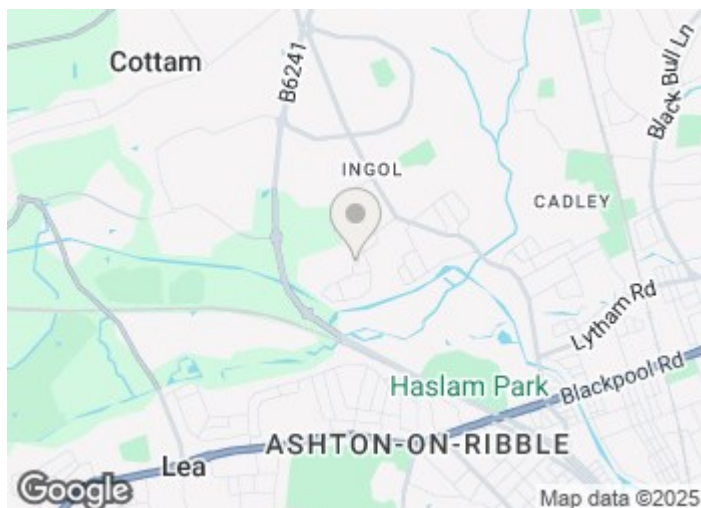
**£695 PCM**

## 40 Beachley Road

Ingol, Preston, PR2 3YJ



- 1 Bedroom
- 1 Reception
- 1 Bathroom
- Street parking Available
- Front & Rear Gardens
- Bungalow



Directions

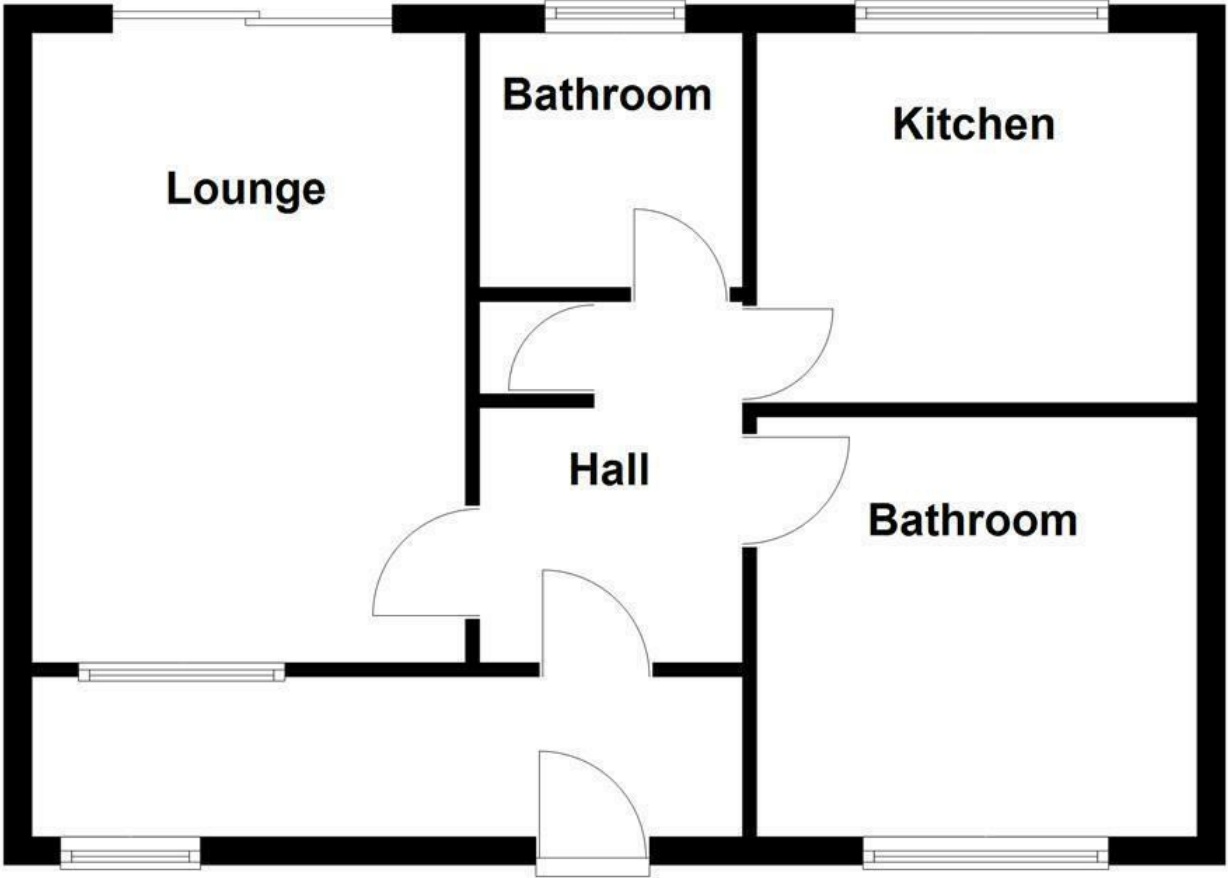






Floor Plan

Ground Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC