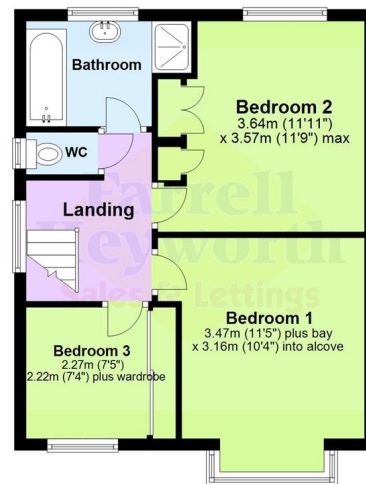
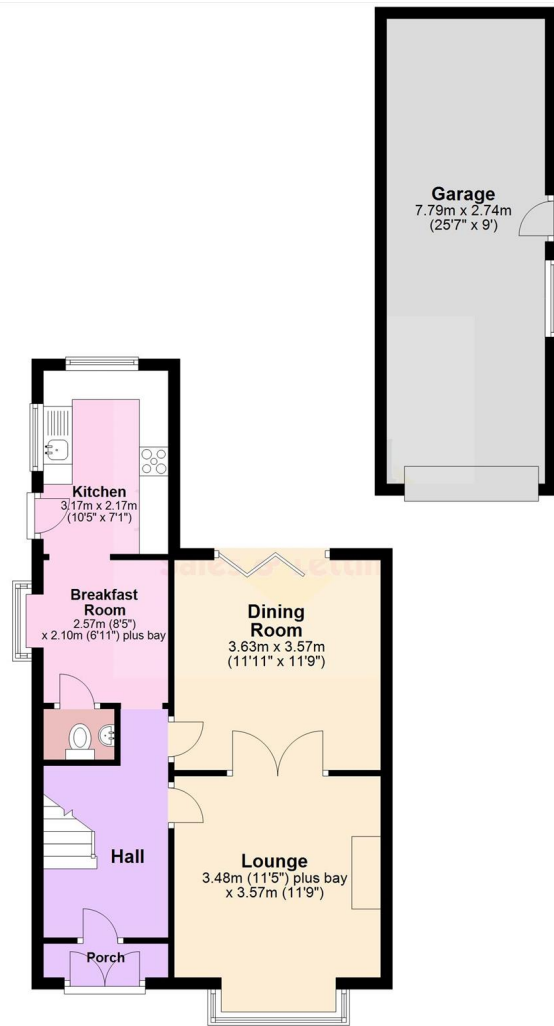


£229,950

Blackpool Road, Lea,  
Preston PR2



First Floor

## Farrell Heyworth

Sales & Lettings

Preston  
309 Garstang Road  
Preston PR2 9XJ

Tel: 01772 203345  
Email: [preston@farrellheyworth.co.uk](mailto:preston@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/preston>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Great Sized Traditional Semi Detached House**
- **Three Bedrooms, Two Reception Rooms, Breakfast Room**
- **Modern Fitted Kitchen, Ground Floor WC. Gas Central Heating**
- **Garage, Good Sized, Well Tended South Facing Rear Garden**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC D

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Opportunity to purchase a well presented traditional semi detached house occupying a good sized plot incorporating generous, well tended south facing rear garden.

The property is double glazed, warmed by a gas fired central heating system and offers generously proportioned ready to walk into family accommodation. Porch, hallway, lounge, dining room providing access to the rear patio and garden, breakfast room, wc and modern fitted kitchen.

To the first floor, there are three bedrooms, three piece bathroom with bath, wash basin and shower, and A separate wc.

There is a low maintenance garden to the front and block paved driveway parking lending access to a garage. The enclosed rear garden is laid to lawn with patios, ornamental pond and has a timber decked seating area with summer house.

Well placed for local amenities and internal inspection comes highly recommended.

Tenure: Freehold  
Council Tax: Band C

