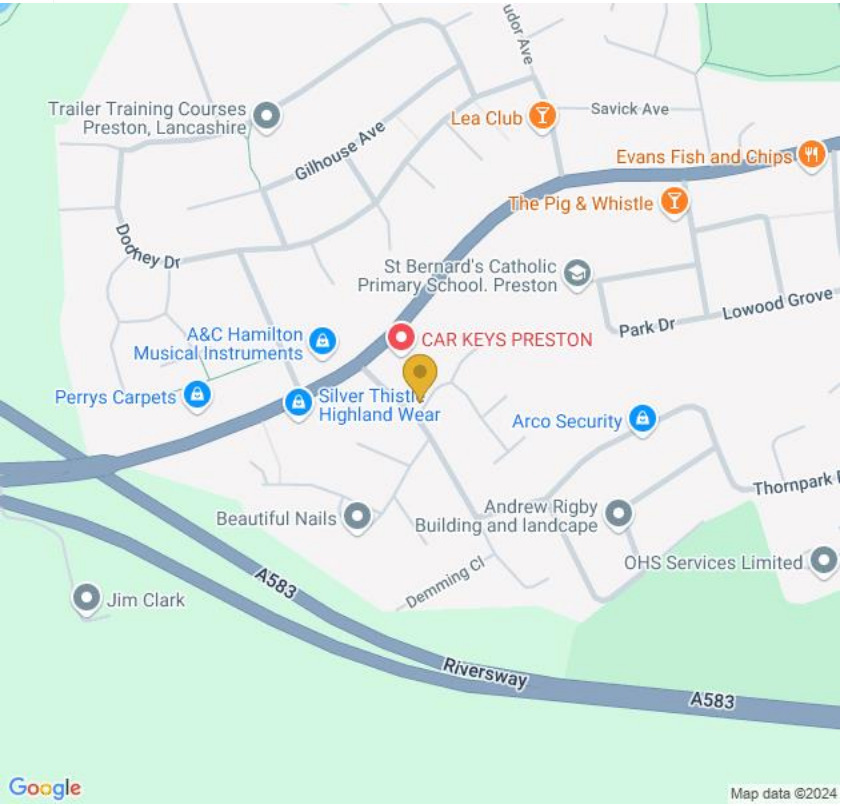




**£195,000**

Campion Drive, Lea,  
Preston PR2



**Preston**  
**309 Garstang Road**  
**Preston PR2 9XJ**  
**Tel: 01772 203345**  
**Email: [preston@farrellheyworth.co.uk](mailto:preston@farrellheyworth.co.uk)**  
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- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Modern Three Bedroom Semi Detached House**
- **Lounge, Dining Room & Conservatory, Ground Floor WC**
- **Attractive Low Maintenance Gardens, Garden Office/Games Room**
- **Well Presented, Viewing Highly Recommended**

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.

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

**EPC C**

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





Opportunity to purchase a well presented modern semi detached house in an ever popular residential location well placed for local amenities.

Warmed by a gas fired central heating system, the ready to walk into accommodation comprises: Vestibule with separate wc, lounge opening into dining room, kitchen and conservatory.

To the first floor, there are three bedrooms and a three piece shower room.

Externally, there are attractive low maintenance garden areas together with a home office/games room (former garage).

Internal inspection of this ready to walk into property comes highly recommended.

Tenure: Freehold  
Council Tax: Band C

