



2 Miller Road, Preston, PR1 5QU

Price: £140,000

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- Gas central heating
- Double glazing
- Two reception rooms
- Three large bedrooms
- Convenient location
- Attractive bathroom
- Located close to local amenities
- Schools nearby

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2 Miller Road , , Preston

FULL DESCRIPTION

This spacious and well maintained 3 bedroom end garden terrace house comprises two large reception rooms, kitchen with outside WC. To the first floor are three bedrooms which can accommodate double beds with the master offering fitted wardrobes and an attractive bathroom. To the exterior are gardens to front and rear. Internal viewing essential for the family buyer!

ENTRANCE VESTIBULE

LOUNGE

17' 5" x 12' 5" (5.32m x 3.79m)

Double glazed window. Central heating radiator.

DINING ROOM

12' 11" x 12' 11" (3.94m x 3.95m)

Double glazed window. Central heating radiator. Built in storage cupboard.

KITCHEN

11' 2" x 5' 8" (3.42m x 1.73m)

Fitted wall and base units. Stainless steel sink unit and mixer tap. Double glazed window. Plumbed for washing machine.

STAIRS AND LANDING

BEDROOM 1

11' 8" x 11' 7" (3.58m x 3.55m)

Two double glazed windows. Central heating radiator.

BEDROOM 2

12' 10" x 8' 3" (3.93m x 2.54m)

Double glazed window. Central heating radiator.

BEDROOM 3

11' 2" x 5' 10" (3.41m x 1.79m)

Double glazed window. Central heating radiator.

BATHROOM

Bath. WC. Pedestal hand basin. Double glazed window. Fully tiled. Mixer shower hose.

GARDENS

To front with hedge.

To rear with outside WC,

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"



2 Miller Road, Preston

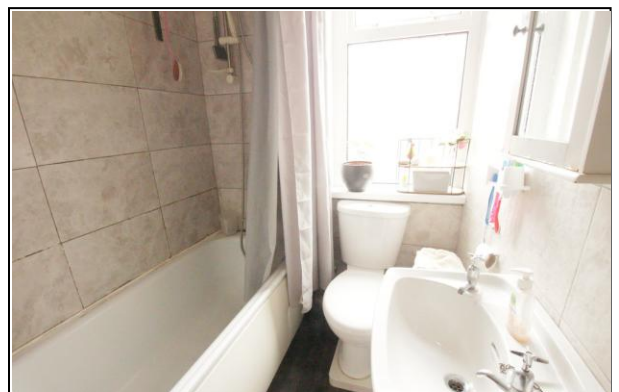
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

13/04/2023



2 Miller Road, Preston

Ground Floor

Approx. 741.9 sq. feet



First Floor

Approx. 510.2 sq. feet



Total area: approx. 1252.1 sq. feet