



66 Dallas Street, Preston, PR1 7UY

Price: £115,000

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- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- Convenient location
- Attractive bathroom
- Located close to local amenities
- Schools nearby

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66 Dallas Street, Preston

FULL DESCRIPTION

This excellent first time buyers home offers an entrance vestibule, large lounge, fitted kitchen/dining room, a large master bedroom with a second double bedroom and bathroom. The home is warmed by gas central heating and double glazing. To the rear is a large stone flagged patio garden with planted borders and outhouse. No Chain!

ENTRANCE VESTIBULE

LOUNGE

Double glazed window. Central heating radiator. Electric fire and surround.



FITTED KITCHEN/DINING ROOM

Free standing large fridge with ice dispenser. Built in storage cupboard. One and a half bowl sink unit with mixer tap. Double glazed stable door and window. Fitted wall and base units. Integrated oven and hob. Central heating radiator.



LANDING

Central heating radiator.

BEDROOM 1

Double glazed window. Central heating radiator.

BEDROOM 2

Double glazed window. Central heating radiator.

BATHROOM

Bath. WC. Pedestal hand basin. Double glazed window. Fully tiled. Central heating radiator.



GARDENS

Large rear stone flagged patio garden with planted border, coal shed and outside WC.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

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



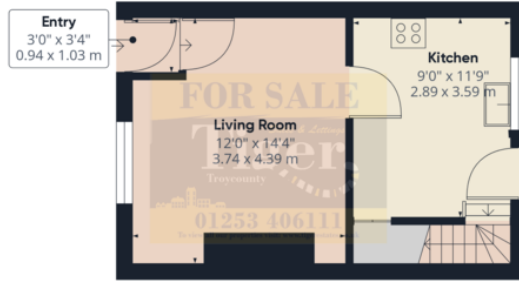
66 Dallas Street, Preston

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.

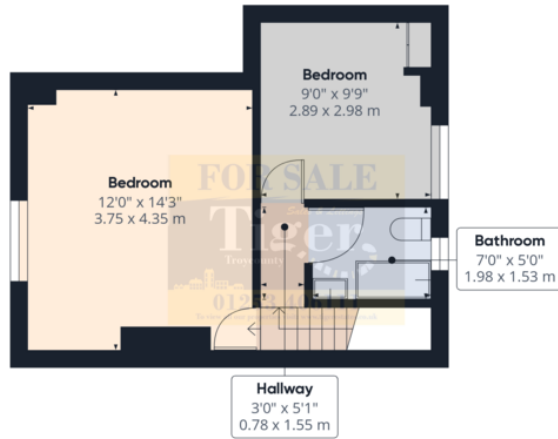
18/07/2024



66 Dallas Street, Preston



Ground Floor



Floor 1

Approximate total area⁽¹⁾
622.37 ft²
57.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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