



**5 Chatsworth Street, Preston, PR1 4XY**

**Price: £99,950**

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

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# 5 Chatsworth Street, Preston

## FULL DESCRIPTION

This attractively priced and conveniently located two double bedroom mid terrace house comprises entrance vestibule, lounge with living flame fire and surround, fitted kitchen with integrated appliances, two double bedrooms, modern bathroom with shower bath, gas central heating and double glazing, rear yard. Be quick to view!

## ENTRANCE VESTIBULE

## LOUNGE

Living flame fire and surround. Double glazed window. Central heating radiator.

## KITCHEN

Fitted wall and base units. Double glazed window. Integrated oven, hob and extractor hood. Part tiled. Sink unit.

## STAIRS AND LANDING

## BEDROOM 1

Double glazed window. Central heating radiator.

## BEDROOM 2

Double glazed window. Central heating radiator.

## BATHROOM

Recently modernized. Shower bath with over the bath shower. Vanity hand basin. WC. Mostly tiled. Double glazed window.

## GARDEN

Yard to rear.

## Broadband

We are advised that the property can obtain broadband.

## Mobile Data

We are advised that you are likely to have mobile phone coverage.

We would suggest that you also make your own enquiries as to mobile data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## 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



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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.

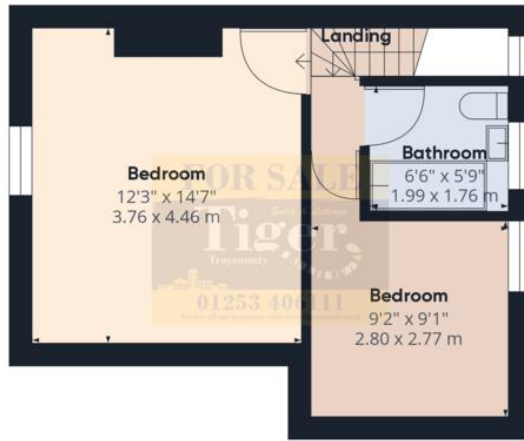
**27/08/2024**



# 5 Chatsworth Street, Preston



Ground Floor



Floor 1

**Approximate total area<sup>1)</sup>**  
610.53 ft<sup>2</sup>  
56.72 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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