



**Miller Road, Preston, PR1 5QU**

- Double Glazing
- Gas Central Heating
- Off Road Parking
- No Chain

**Offers Over £70,000**

EPC Rating 'D'





## Property Description

Offered for sale with NO CHAIN is this two double bedroom mid terrace with off road parking which briefly comprises; vestibule, fitted kitchen, utility room/kitchen extension, bathroom/w.c, gas central heating, double glazing and garden to rear.

Attractively decorated throughout the property is conveniently located for local shops, schools, amenities and transport links and would make an ideal first time buy or investment.

### VESTIBULE

**LOUNGE** 15' 6" x 11' 4" (4.72m x 3.45m) Living flame fire. Central heating radiator. Double glazed window. Archway to dining room.





**KITCHEN/DINING ROOM** 13' x 12' (3.96m x 3.66m) Wall and base units. Built in under stairs storage cupboard. Built in oven, hob and hood. Part tiled. Central heating radiator. Double glazed window.

**UTILITY ROOM/KITCHEN EXTENSION** 7' 7" x 5' 4" (2.31m x 1.63m) Wall and base units. Stainless steel sink unit with mixer tap. Plumbed for washing machine.

**BEDROOM ONE** 12' 5" x 11' 4" (3.78m x 3.45m) Feature fireplace. Central heating radiator. Double glazed window.


**BEDROOM TWO** 13' x 9' 7" (3.96m x 2.92m) Central heating radiator. Double glazed window.

**BATHROOM/W.C.** Part tiled. Bath. W.C. Pedestal wash hand basin. Central heating radiator. Double glazed window.

**OFF STREET PARKING TO FRONT**

**GARDEN TO REAR**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 