

Property Particulars

Spring Bank, Preston



- **Mid Mews House**
- **Two Good Bedrooms**
 - **Dining Kitchen**
- **Three Piece Bathroom**
- **City Centre Location**
 - **Lounge**
 - **Electric Heating**
- **Gardens Front & Rear**

Offers in the Region Of £135,000

A great opportunity to purchase a City Centre property, this mid mews home has two bedrooms, dining kitchen, lounge and a three piece bathroom suite. There is electrical heating and uPVC double glazing and stylish composite front and rear doors. There is a garden area to the front and an enclosed rear garden. To the rear there are parking bays for permit holder parking for the residents. Close to all the city centre amenities, services and bus routes, very handy for Preston train station. Viewing is essential and we are offering this property with No Chain Delay.

Entrance Vestibule -

With door to the front elevation, ceiling light and door to the lounge.

Lounge - 14' 3" x 8' 8" (4.34m x 2.64m)

With uPVC double glazed window to the front elevation, ceiling light point, wall mounted electric heater and T.V. point.



Dining Kitchen - 11' 9" x 8' 10" (3.58m x 2.69m)

With a range of wall, drawer and base units with contrasting working surfaces, plumbed for washer, electric cooker point, sink unit and drainer, uPVC double glazed window to the rear elevation, door to the rear.

First Floor Landing -

With access to a fully boarded loft room which measures 12'4x7'8, ceiling light and doors off.

Bedroom One - 11' 10" x 9' 4" (3.60m x 2.84m)

With a uPVC double glazed window to the front elevation, ceiling light and wall mounted heater.



Bedroom Two - 11' 10" x 7' 0" (3.60m x 2.13m)

With a uPVC double glazed window to the rear elevation, ceiling light, wall mounted heater,

Bathroom -

With a three piece suite comprising, low suite W.C. pedestal wash hand basin, panelled bath with shower over, opaque uPVC double glazed to the rear and part tiled elevations.



Rear -

Majority paved rear garden with flower beds and gate access.



Parking -

Private residents parking to the rear.

Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm

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