

Property Particulars

Eldon Street, Preston



- **Great Purpose Built Ground Floor Flat**
 - **Spacious Lounge Diner**
 - **Three Piece Bathroom Suite**
 - **Communal Gardens**
- **Two Good Size Bedrooms**
 - **Fitted Kitchen**
 - **Own Front Door Access**
 - **Car Park & Garage**

£85,000

A great size ground floor flat situated in the popular community area of Plungington in Preston, providing easy City Centre access, main road and it's own front door. Motorway connectivity and excellent local services, amenities and bus routes. There are two generous bedrooms, a very spacious lounge diner with uPVC double glazed window overlooking the front communal gardens and patio doors overlooking and accessing the rear communal gardens. There is a well fitted kitchen, with gas hob and electric oven, three piece bathroom suite, entrance vestibule and entrance hall with additional side access from an external open porch. There is gas central heating and uPVC double glazing. Perfect for a buy to let landlord offering a potential yield of 12% or a first time buyer, good investment for student accommodation. There are communal gardens to the front and rear of the flat and there is vehicular access via Greenbank Road to the rear carpark where there is also a garage. Viewing is essential to fully appreciate the size setting and further potential this lovely flat has to offer. Offered with No Chain Delay.

Entrance Vestibule -

Being accessed privately from the front via enclosed communal garden, uPVC double glazed door, meter cupboard and door to entrance hall.

Entrance Hall -

A great space with an additional side access door from a side open ended external porch, two ceiling lights, radiator and doors off.

Lounge - 20' 5" x 12' 0" (6.22m x 3.66m)

A great size with uPVC double glazed window to the front, uPVC double glazed patio doors overlooking and accessing the rear communal gardens, mantel surround, two radiators and ceiling lights.



Kitchen - 10' 5" x 6' 11" (3.17m x 2.12m)

With a range of wall, drawer and base units with contrasting working surfaces, uPVC double glazed window to front communal garden area, plumbed for washer, gas hob and electric oven, ceiling light.



Bedroom One - 12' 4" x 10' 5" (3.75m x 3.18m)

With uPVC double glazed window to the rear overlooking rear communal gardens, ceiling light and radiator.



Bedroom Two - 10' 8" x 9' 3" (3.25m x 2.82m)

With uPVC double glazed window overlooking the rear communal garden, ceiling light and radiator.

Bathroom -

With a three piece suite comprising pedestal wash hand basin, low suite W.C. Panelled bath with electric shower over and uPVC double glazed window to the front.



Communal Gardens -

Gardens to the front and rear of this ground floor flat with a lovely approach via wooden gate and pathway to the property.



Parking -

There is a car park and a garage accessed off Greenbank Road.

Disclaimer –

The information displayed about this property within these particular 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
39-54	E		
21-38	F		
1-20	G		