



233 Watling Street Road, Preston, PR2 8AA

£475,000

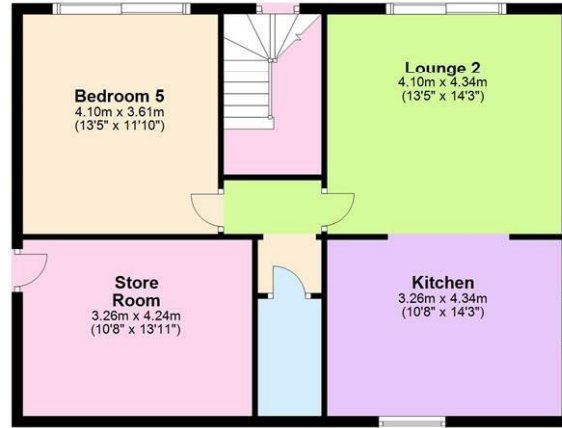
Bradley Taylor Properties are thrilled to offer this very unique property. Originally a substantial detached family home with an amazing garden. It has now been partly converted into a lower ground floor flat with a 2 story house above. There are many different uses for this property.

Where do we start! The house has been part converted into a 1 bedroom flat on the ground floor and a 4 bedroom house above. It would not take much work to finish this conversion. It could also be converted back to a house or 3 separate flats (subject to planning). Originally designed as a 5 bedroom detached family home, this is a special property. Even as a 5 bedroom the house there is plenty of living space, a cellar room that could be converted into another reception room if desired. Then there is the garden which is a lovely feature of the property. The lawn slopes back to the woodland at the rear and has plenty of established fruit trees, plants and bushes. There is an abundance of wildlife; this garden is very special.

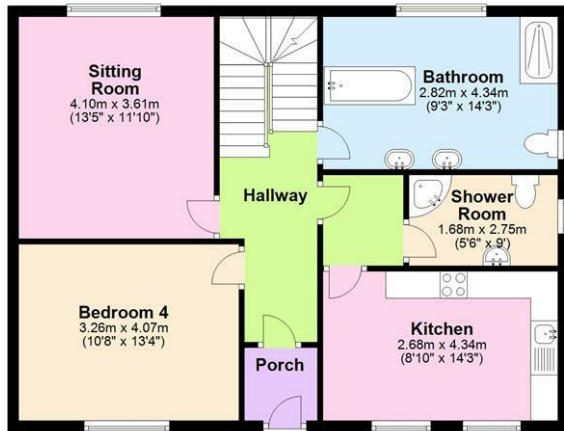
The location is very convenient with central Preston only a short distance away. This is a property that needs to be seen to be appreciated. Please get in touch to arrange a viewing.

Floor Plan

Lower Ground Floor



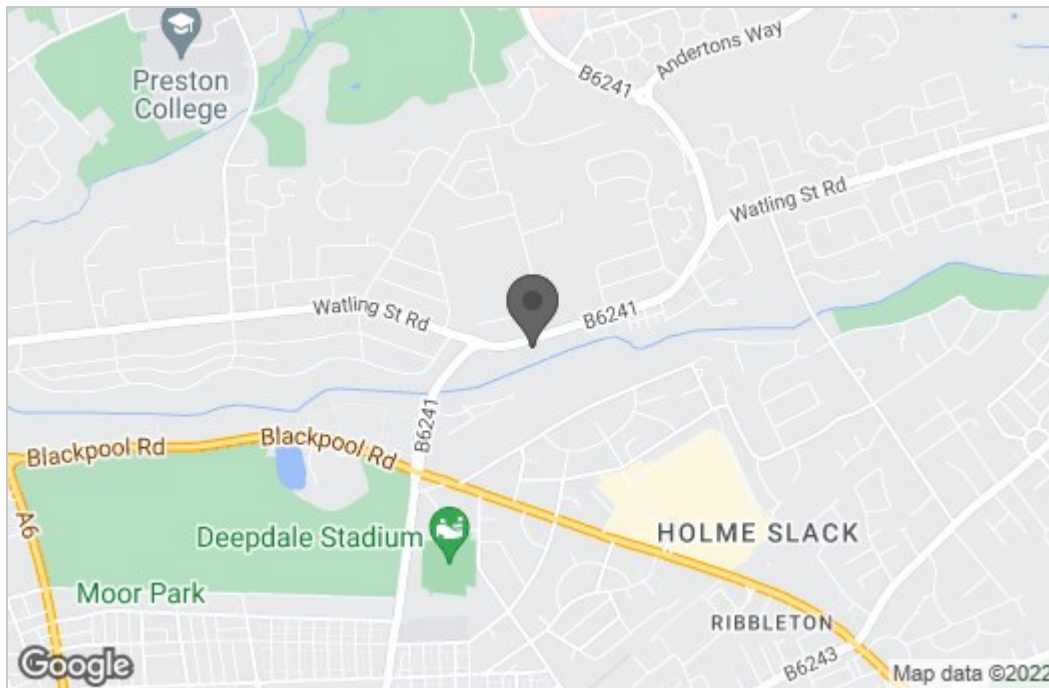
Ground Floor



First Floor



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.