# Bradley Taylor









3 Brixey Street, Preston, PR1 8EB £140,000

What an opportunity! Introducing this traditional 3 bedroom semi-detached house for sale. It's unusual to find a semi-detached property in this location, making it quite unique!

This is a particularly spacious house, within waking distance to Preston town centre and the river, all while being situated on a quiet Cul-De-Sac tucked away from the main road.

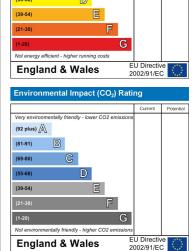
The size of this house is impressive, with 2 separate reception rooms and a large kitchen with dining area. To the side there is a private ginnel that could be utilised if desired. There is also a basement which is ideal for storage. Upstairs there are 2 large doubles and a single bedroom. There is also a separate bathroom and shower. This house could be renovated to create a great family home or a rental property. Please get in touch if you have any questions or would like to arrange a viewing.

## **Ground Floor** First Floor Kitchen 6.16m x 2.79m (20'3" x 9'2") Bathroom Shower Room **Basement** Bedroom 1 3.87m (12'8") max x 4.55m (14'11") Dining Room Landing 3.86m x 3.18m (12'8" x 10'5") Hallway Lounge 3.32m x 3.91m (10'11" x 12'10") Store Bedroom 3 Bedroom 2 Room 3.32m x 3.91m (10'11" x 12'10") 3.30m x 2.00m (10'10" x 6'7") 3.30m x 4.00m (10'10" x 13'1")

### Area Map

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### **Energy Efficiency Graph**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Map data @2023

Hurst

Grange Park