



49 Talbot Road, Preston, PR1 9QX

Offers over £230,000

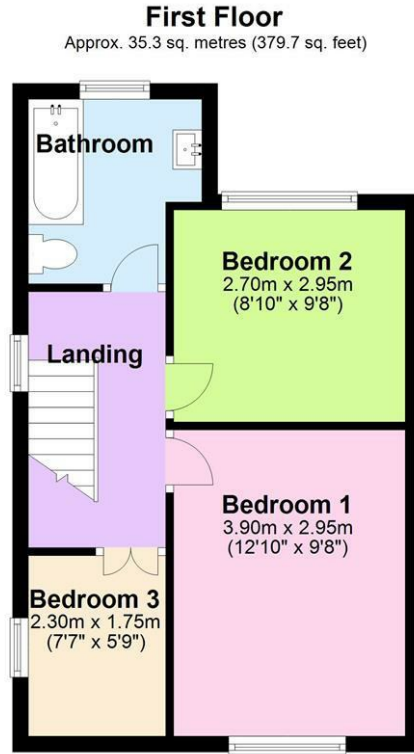
Welcome to this stunning 3-bedroom semi-detached house, situated in a quiet location tucked away from the busy main roads. This beautiful property has recently undergone a complete renovation, ensuring it meets the highest standards of modern living while retaining its original charm. As you step inside, you are greeted by an open-plan layout that seamlessly blends the living, dining, and kitchen areas.

This expansive space is designed with entertaining in mind, offering an ideal setting for hosting gatherings with family and friends. The flow of natural light throughout the area creates a bright and inviting atmosphere, highlighting the immaculate condition of the home.

The kitchen is incredible, featuring built in appliances, ample counter space, and sleek cabinetry. The adjacent dining area provides a perfect spot for enjoying meals, while the living room offers a cozy yet sophisticated space for relaxation. Every detail in this home has been thoughtfully curated to provide both functionality and style.

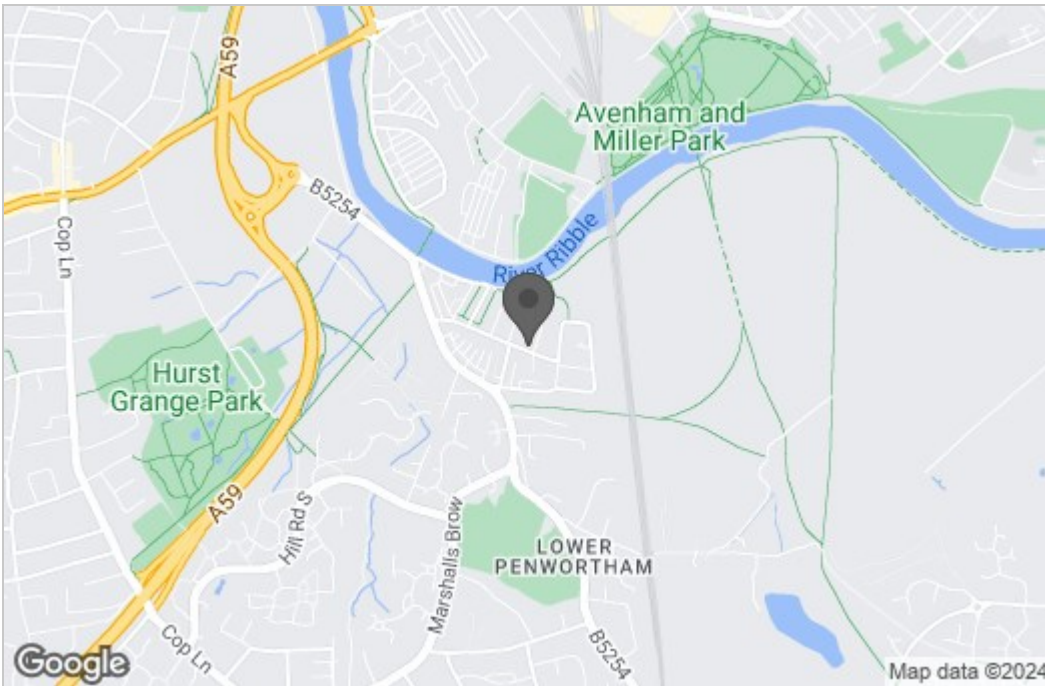
Outside, the property features a cosy, well-maintained garden. With its prime location, immaculate condition, and modern amenities, this home is a great opportunity for the next buyer. If you have any questions or would like to arrange a viewing, please get in touch.

Floor Plan



Total area: approx. 67.5 sq. metres (726.6 sq. feet)

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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