

GUILDHALL

SALES & LETTINGS



72 Waterloo Terrace, Preston, PR2 1DB

Offers Over £95,000

A PERFECT INVESTMENT OPPORTUNITY

This two-bedroom property is being welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. The property is ideally suited to a rental investor looking to put their personal stamp on for a long term investment.

Comprising briefly, to the ground floor; entrance via the vestibule which flows internally to the reception room and the stairs to the first floor. The reception room flows through to the kitchen with a door to the rear. To the first floor is a landing to two bedrooms and a bathroom. Externally, to the rear is an enclosed yard with a gate to a shared access road.

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Ground Floor

Entrance

Hardwood front entrance door to the entrance vestibule.

Entrance Vestibule 3'2 x 2'9 (0.97m x 0.84m)

Open to the entrance hallway.

Entrance Hallway 3'2 x 3' (0.97m x 0.91m)

Central heating radiator, staircase to the first floor and door to reception room one.

Reception Room One 14'11 x 12'7 (4.55m x 3.84m)

UPVC double glazed bay window, central heating radiator, gas fire with marble surround, storage cupboards and door to the kitchen.

Kitchen 15'8 x 11'11 (4.78m x 3.63m)

Two UPVC double glazed window, central heating radiator and is fitted with a mix of wall and base units with laminate surfaces, electric hob, one and a half bowl stainless steel sink, drainer and mixer tap, laminate flooring and door to the rear.

First Floor

Landing

Doors to two bedrooms and the family bathroom.

Bedroom One 14'2 x 13'1 (4.32m x 3.99m)

UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

Bedroom Two 11'7 x 7'2 (3.53m x 2.18m)

UPVC double glazed window, central heating radiator and ornate fireplace.

Bathroom 8'8 x 6'5 (2.64m x 1.96m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, panelled bath with direct feed shower and mixer tap, partially tiled elevations, spotlights and laminate flooring.

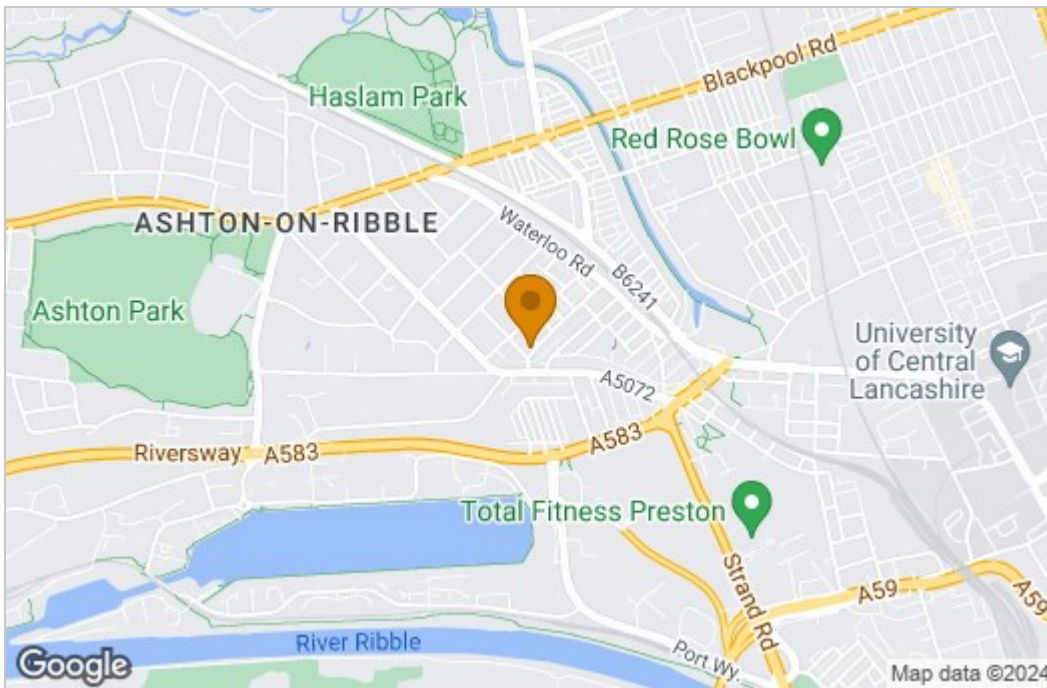
External

Rear

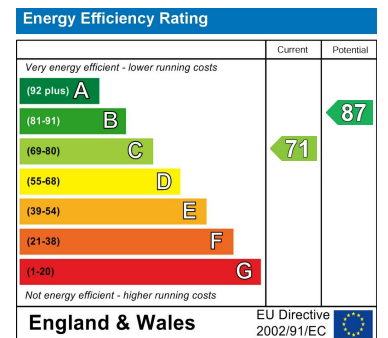
Enclosed yard with astro turf garden area.

Floor Plan

Area Map



Energy Efficiency Graph



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