



15 Grimshaw Place

, Preston, PR1 3BW

Asking Price £77,000



*** EXCELLENT TWO BEDROOM APARTMENT, CLOSE TO THE CITY CENTRE ***

Guildhall Sales and Lettings are delighted to introduce to the market this second floor, two bedroomed apartment. Situated within walking distance to Preston City Centre and within close proximity to Preston University and commuter links. This property is not to be missed and would be ideal for investors and first time buyers.

The property comprises briefly: Hallway providing access to the lounge/kitchen with integrated appliances and a freezer included, two excellent sized double bedrooms and bathroom. Main bedroom has access to its very own en suite.

Externally is an allocated parking space for one vehicle.

Viewings are essential, for further information or to arrange a viewing, please contact Guildhall Sales and Lettings on 01772 769999.



Entrance/Hallway

Ceiling spot lights, two storage cupboards, electric storage heater, access to all four rooms

Bathroom 9'3' x 8'2' (2.82m' x 2.49m')

Ceiling spot lights, tiled walls, bath/shower, wash basin, toilet, electrical towel heater, wooden flooring

Bedroom one 17'7' x 8'1' (5.36m' x 2.46m')

Ceiling spot lights, double glazed window, electric storage heater, access to en suite

En suite 5'7' x 4'6' (1.70m' x 1.37m')

Ceiling spot lights, tiled walls, shower cubicle, wash basin, electrical towel heater, wooden flooring

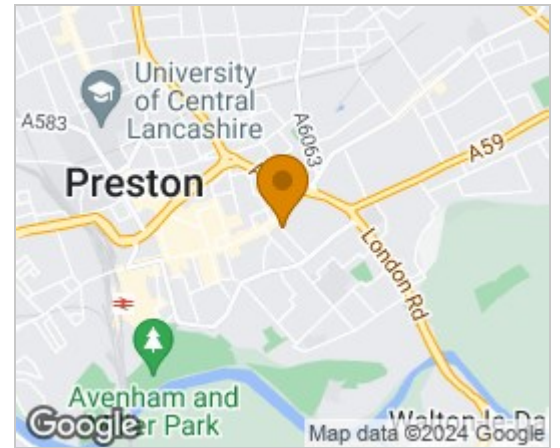
Bedroom two 13'6' x 6'8' (4.11m' x 2.03m')

Ceiling spot lights, double glazed window, electrical storage heater

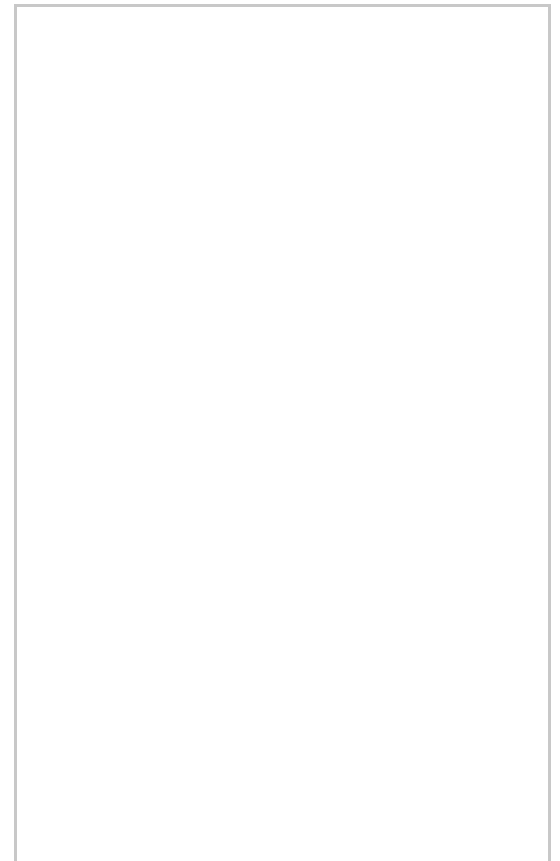
Lounge/Kitchen 20'9' x 11'9' (6.32m' x 3.58m')

Ceiling spot lights, double doors with juliet balcony, electrical storage heater. kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, integrated oven with a four ring hob, integrated fridge and built in washing machine.

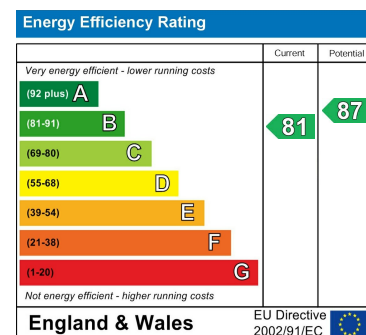
Area Map



Floor Plans



Energy Efficiency Graph



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