

# GUILDHALL

SALES & LETTINGS



## 38 Barry Avenue

Ingol, Preston, PR2 3XN

Offers Over £120,000



\*\*\* EXCELLENT LOCATION, IDEAL FOR INVESTORS AND FIRST TIME BUYERS \*\*\*

Guildhall Sales and Lettings are proud to welcome this well maintained two-bedroomed mid-terraced property to the market. Featuring neutral decoration, spacious rooms, a contemporary style three-piece bathroom and a good size rear garden this property is not to be missed. Conveniently located in close proximity to local schools and amenities as well as having good network links to Preston city centre, this property is ideally suited to a small family or rental investor looking to put their own stamp on this fantastic property.

Comprising briefly; entrance to entrance hallway housing staircase to first floor and offering access into kitchen and a spacious reception room, the reception room has access to an understairs storage cupboard and patio doors to the rear garden. The first floor comprises of two good sized bedrooms and a three piece family bathroom suite. Externally to the front there is an enclosed garden and on street parking. To the rear there is an excellent sized enclosed garden.

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





### Entrance Hallway

Central heating radiator, laminate flooring, stairway to first floor and access into kitchen and reception room one

### Kitchen 11'5' x 8'5' (3.48m' x 2.57m')

Double glazed window, central heating radiator, laminate flooring, kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and traditional taps, space for oven with a four ring hob and space for washing machine.

### Reception room one 14'8' x 11'7' (4.47m' x 3.53m')

Patio doors to rear garden, central heating radiator, understairs storage cupboard

### First floor

#### Landing

Storage cupboard and access into bathroom and bedrooms one and two

### Bathroom 7'6' x 5'4' (2.29m' x 1.63m')

Double glazed window, tiled walls, bath, wash basin with traditional taps and toilet

### Bedroom two 11'2' x 8'7' (3.40m' x 2.62m')

Double glazed window, central heating radiator, storage cupboard

### Bedroom one 14'8' x 8'7' (4.47m' x 2.62m')

2x double glazed windows, central heating radiator, storage cupboard

### External

#### Front

Enclosed front garden with on street parking

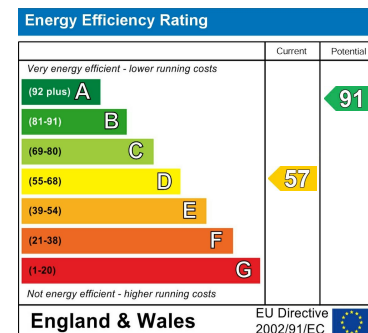
#### Rear

Enclosed rear garden

### Area Map



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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