

GUILDHALL

SALES & LETTINGS



307 Cemetery Road

, Preston, PR1 5UT

£105,000



Guildhall Sales and Lettings are pleased to introduce this two bedroomed, mid terraced property to the market. Situated within the popular area of Ribbleton, within close proximity to local amenities, commuter links and schools. Boasting deceptively spacious accommodation throughout, this property is ideally suited for first time buyers or investors and internally comprises briefly:

Entrance through to the entrance porch providing access to the lounge which houses double doors to the fitted kitchen. From the kitchen is the staircase to the first floor and open access to the dining area with double doors to the rear. To the first floor are two double bedrooms and a three piece family bathroom suite.

Externally to the rear is an enclosed rear yard. To the front of the property is on street parking.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

Entrance Porch

Lounge 12'7 x 12'2 (3.84m x 3.71m)

Kitchen 9'3 x 8' (2.82m x 2.44m)

Dining Area 9'7 x 5'1 (2.92m x 1.55m)

First Floor

Landing

Bedroom One 15'3 x 9'7 (4.65m x 2.92m)

Bedroom Two 11'1 x 9'3 (3.38m x 2.82m)

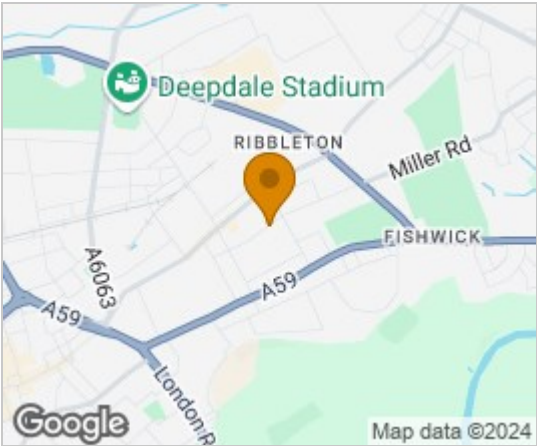
Bathroom 8'0 x 6'2 (2.44m x 1.88m)

External

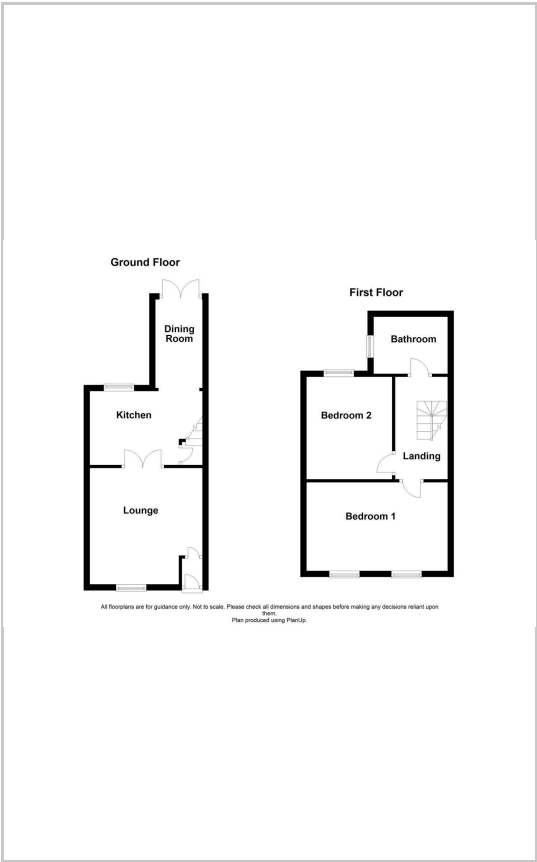
Rear

Enclosed rear yard.

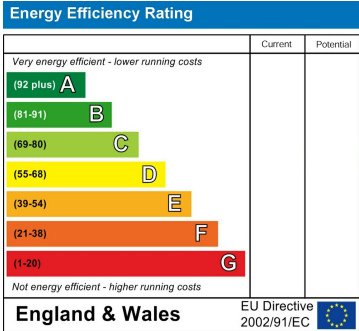
Area Map



Floor Plans



Energy Efficiency Graph



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