

# GUILDHALL

SALES & LETTINGS



## 65 Inkerman Street

Ashton, Preston, PR2 2AQ

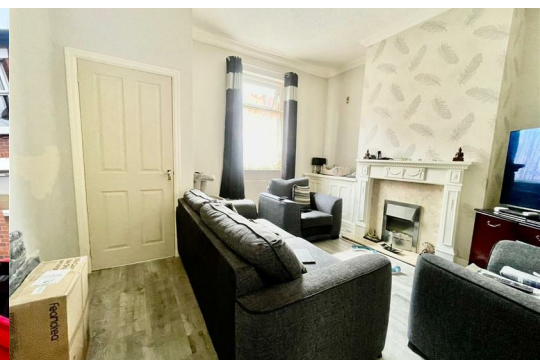
£110,000



**\*\*IDEAL FOR BUY TO LET INVESTORS, CAN BE SOLD WITH A SITTING TENANT\*\***

Boasting contemporary features throughout and deceptively spacious accommodation, this two bedroomed mid-terraced property is ideally suited for investors or first time buyers and internally comprises of a contemporary fitted kitchen, one reception room, two bedrooms and a three piece family bathroom suite. Externally to the rear is an enclosed rear yard.

For further information, please call 01772 769999.



## Ground Floor

### Entrance

UPVC double glazed front entrance door to the entrance porch.

### Entrance Porch

Door providing access to the lounge.

### Lounge 13'1" x 13'1" (4.0 x 4.0)

UPVC double glazed window, central heating radiator, electric fire with marble hearth and wooden surround and a door to the kitchen.

### Kitchen 7'10" x 13'1" (2.4 x 4.0)

UPVC double glazed window, UPVC double glazed rear entrance door, staircase to the first floor and 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 and extractor hood and tiled flooring.

## First Floor

### Landing

Doors to two bedrooms and the family bathroom.

### Bedroom One 8'6" x 13'1" (2.6 x 4.0)

UPVC double glazed window and a central heating radiator.

### Bedroom Two 6'10" x 10'2" (2.1 x 3.1)

UPVC double glazed window and a central heating radiator.

### Bathroom 7'10" x 10'2" (2.4 x 3.1)

UPVC double glazed frosted window, central heating radiator, shower enclosure with over head shower feed, panelled bath with traditional taps, pedestal wash basin with traditional taps, WC and partially tiled elevations.

## External

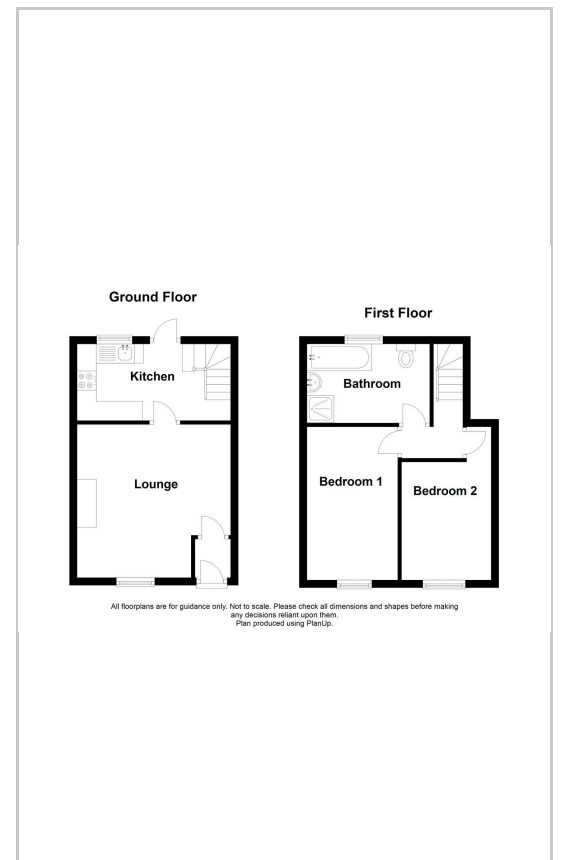
### Rear

Enclosed rear yard.

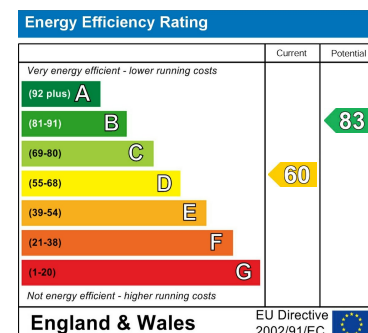
## Area Map



## Floor Plans



## Energy Efficiency Graph



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