

# GUILDHALL

SALES & LETTINGS



## 15-17 St. Antonys Road

, Preston, PR1 6LQ

Offers Over £275,000



Guildhall Sales and Lettings are proud to present: St. Antonys Road, Preston - a charming location that could be the perfect setting for your new home. This property is not just a house, but two adjoining properties offering a total of 6 bedrooms, 4 reception rooms, and 2 kitchens.

Imagine the possibilities with so much space - whether you're looking for a large family home, a property with rental potential, or the opportunity to create a unique living space, this property has it all.

The 2 reception rooms in each property provide flexibility for entertaining, relaxing, or even setting up a home office.

Located in a desirable area, this property offers not just a house, but a lifestyle. Close to local amenities, schools, and transport links, you'll have everything you need right on your doorstep.

Don't miss out on the chance to own this versatile property in St. Antonys Road - it's a rare find that could be the perfect place to call home.



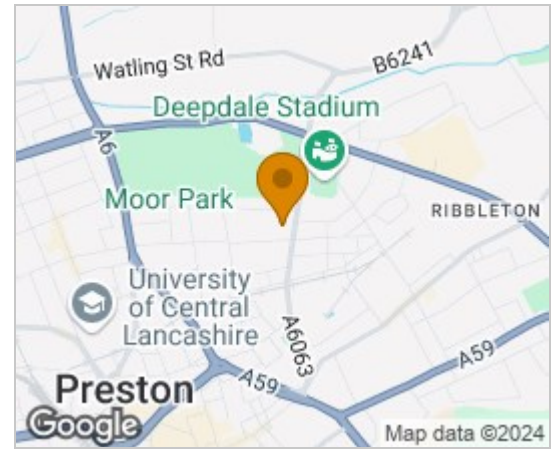
## PROPERTY ONE

- Living Room 11'1" x 10'9" (3.4m x 3.3m)
- Reception Room 12'5" x 11'5" (3.8m x 3.5m)
- Kitchen 14'9" x 7'2" (4.5m x 2.2m)
- Bedroom 1 12'5" 9'2" (3.8m 2.8m)
- Bedroom 2 10'9" x7'6" (3.3m x2.3m)
- Bedroom 3 8'2" x 6'6" (2.5m x 2.0m)
- Bedroom 4
- Bathroom

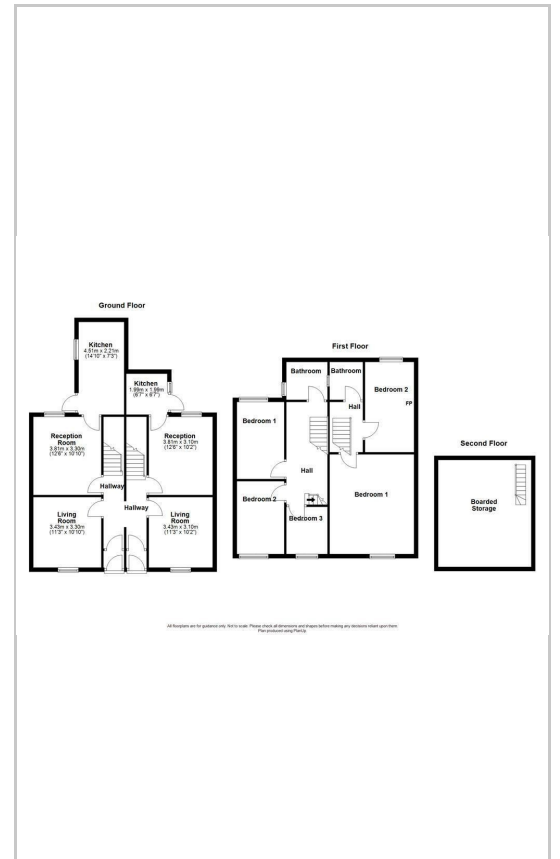
## PROPERTY TWO

- Living Room 11'1" x 10'9" (3.4m x 3.3m)
- Reception Room 12'5" x 11'5" (3.8m x 3.5m)
- Kitchen 6'6" x 6'6" (2.0m x 2.0m)
- Bedroom 1 13'5" x 10'9" (4.1m x 3.3m)
- Bedroom 2 12'5" x 8'10" (3.8m x 2.7m)
- Bathroom

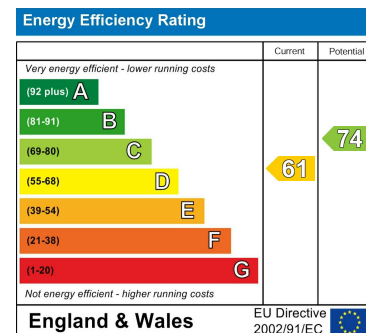
## Area Map



## Floor Plans



## Energy Efficiency Graph



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