

GUILDHALL

SALES & LETTINGS



38 Andrew Street

, Preston, PR1 5HU

Offers Over £140,000



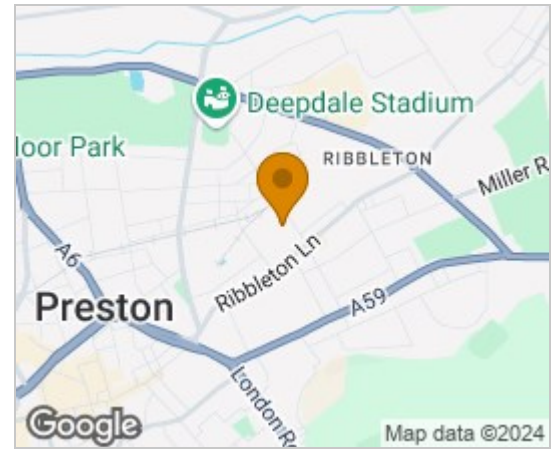
Guildhall Sales and Lettings are proud to present this charming property located on Andrew Street in the sought-after area of Preston. This delightful house boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space. The modern decor throughout the property gives it a fresh and inviting feel, ready for you to move in and make it your own. With two reception rooms, there is ample space for relaxing with loved ones or hosting gatherings, offering flexibility to suit your lifestyle.

Situated in a popular area, this property benefits from all the amenities and conveniences that Preston has to offer. From local shops and restaurants to parks and schools, everything you need is right at your doorstep. Don't miss out on the opportunity to make this house your home and enjoy the best of what this vibrant neighbourhood has to offer.

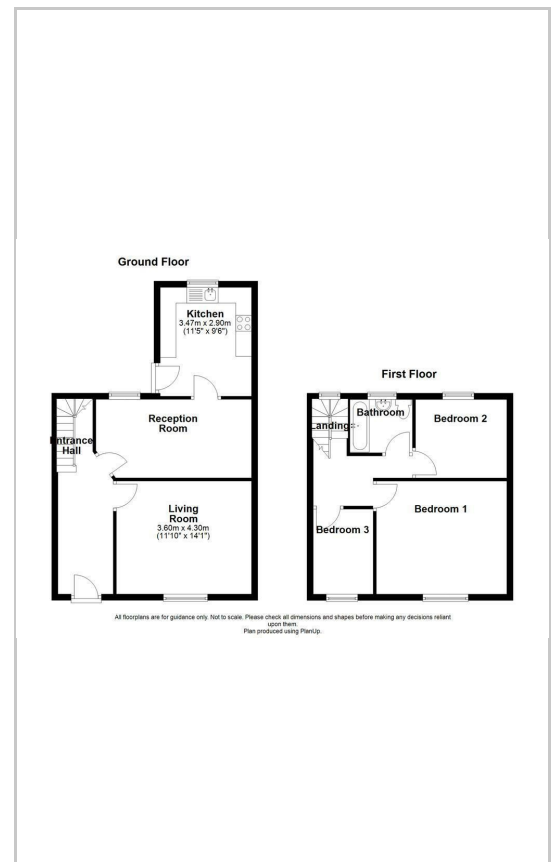


- Living Room 14'1" x 11'9" (4.3m x 3.6m)
- Reception Room 15'5" x 8'2" (4.7m x 2.5m)
- Kitchen 11'5" x 9'6" (3.5m x 2.9m)
- Bedroom 1 14'9" x 11'9" (4.5m x 3.6m)
- Bedroom 2 9'6" x 6'6",16'4" (2.9m x 2,5m)
- Bedroom 3 8'10" x 6'6" (2.7m x 2.0m)
- Bathroom 6'6" x 5'6" (2.0m x 1.7m)

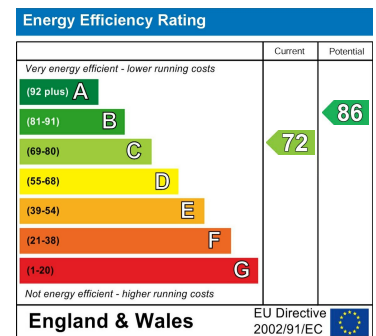
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.