

# GUILDHALL

SALES & LETTINGS



## 16 Arkwright Road

, Preston, PR1 6BX

Asking Price £107,000



Guildhall Sales and Lettings are proud to present Arkwright Road, Preston, this delightful two-bedroom mid-terraced house is a gem waiting to be discovered. Boasting a private rear garden, this property offers a tranquil outdoor space perfect for relaxing.

Situated in a popular location with excellent travel links, this house is ideal for those seeking convenience and accessibility. Whether you're a first-time buyer looking for a cosy home to call your own or an investor searching for a promising opportunity, this property ticks all the boxes.

EPC to follow.

Don't miss out on the chance to own a piece of this sought-after neighbourhood. Embrace the warmth and character of this lovely house and make it your own. Arkwright Road welcomes you to a lifestyle of comfort and convenience - come and experience it for yourself!





## Ground Floor

Living Room 13'6" x 12'5" (4.13m x 3.79m)

Kitchen 13'6" x 8'9" (4.12m x 2.68m)

## First Floor

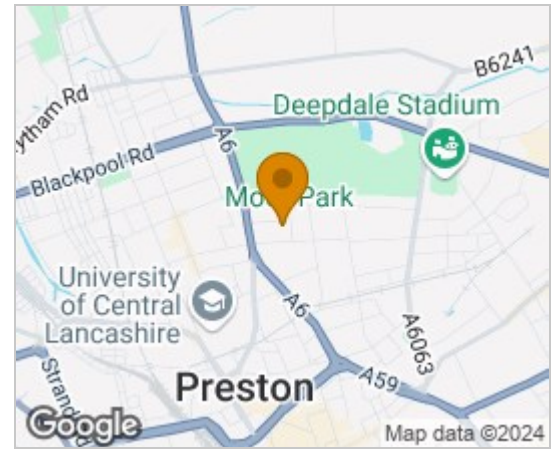
### Hallway

Bedroom One 12'1" x 12'1" (3.7m x 3.7m)

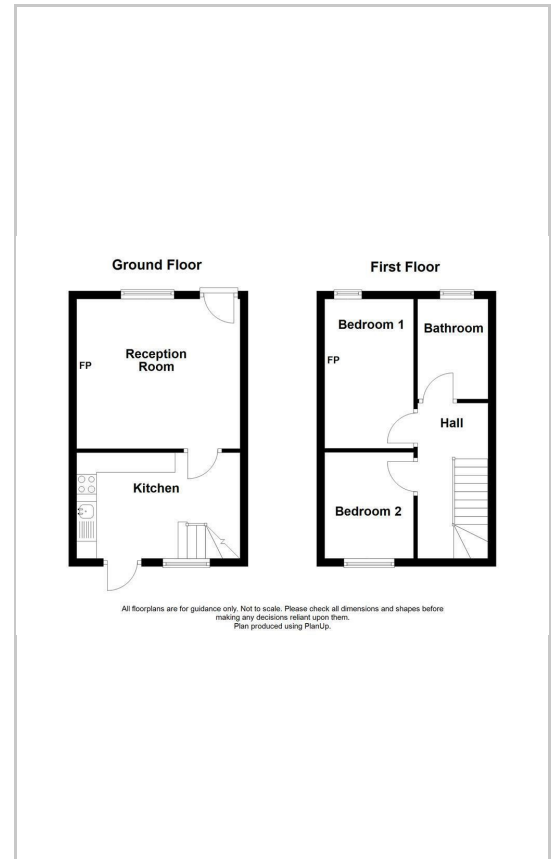
Bedroom Two 10'5" x 8'10" (3.2m x 2.7m)

Bathroom 9'10" x 5'6" (3.0m x 1.7m)

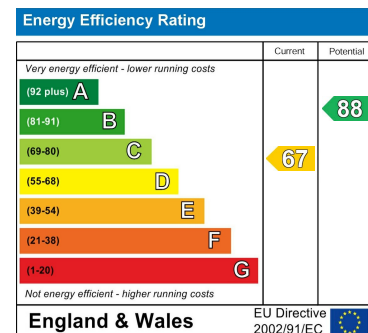
## Area Map



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

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>