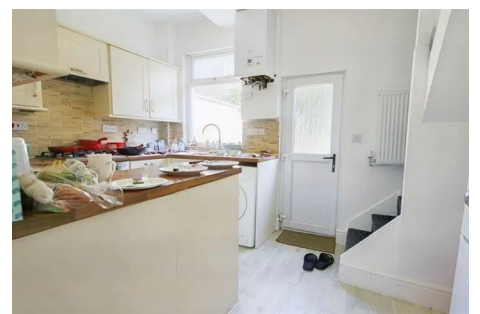
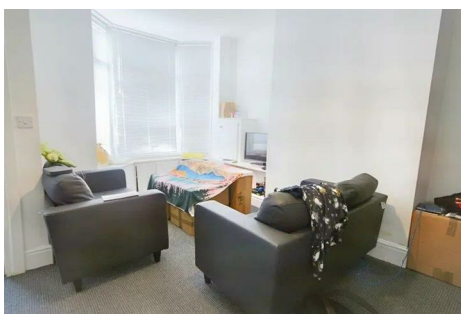


GUILDHALL

SALES & LETTINGS



46 Shuttleworth Road

, Preston, PR1 6DA

A fantastic, two bedroom mid terrace offered to the market with sitting tenants situated within close proximity to Preston City Centre. The property comprises of; Entrance Porch, Lounge and Kitchen. To the First Floor; Two Bedrooms both with individual Shower Rooms. To the rear there is a fully enclosed rear yard.

£105,000

46 Shuttleworth Road

, Preston, PR1 6DA



- Two Bedrooms
- Two Ensuites
- Freehold
- Lounge
- To be sold with Sitting Tenants
- Council Tax Band A
- Kitchen
- Close to Local Amenities
- EPC Rating C

Ground Floor Entrance

Porch

Lounge

16'0" x 12'9" (4.90m x 3.89m)

Kitchen

12'9" x 8'0" (3.89m x 2.46m)

First Floor

Landing

Bedroom One

9'8" x 8'9" (2.97m x 2.67m)

Ensuite

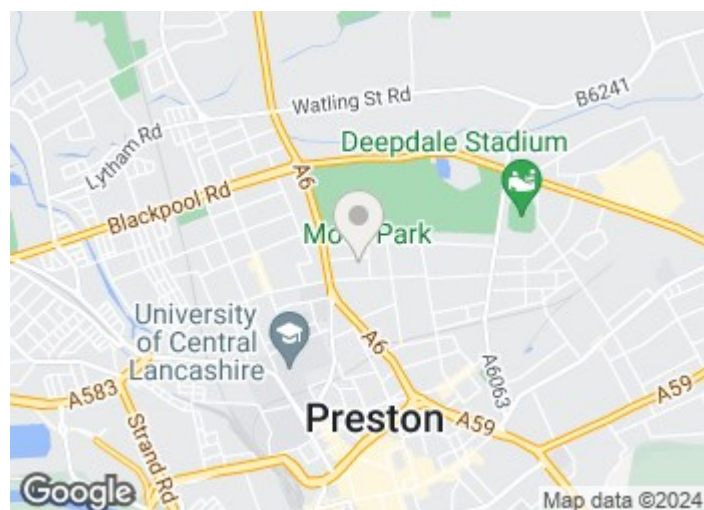
Bedroom Two

15'1" x 4'0" (4.60m x 1.22m)

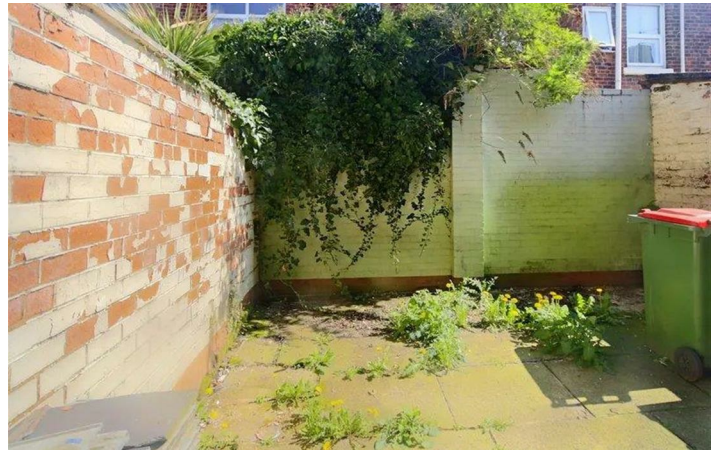
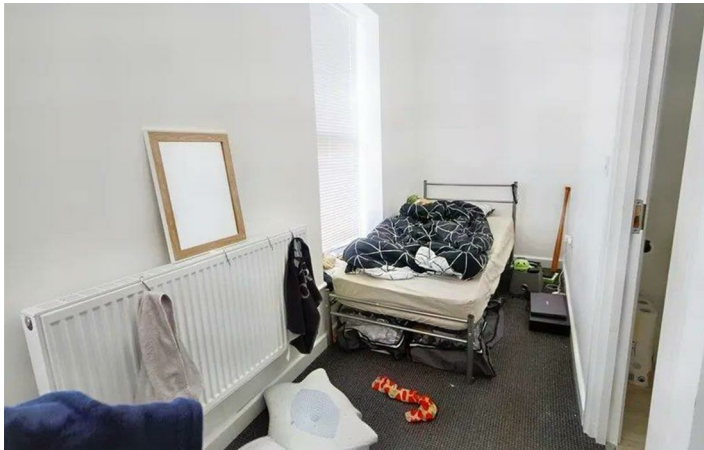
Ensuite

External

Rear



Directions



Floor Plan

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	