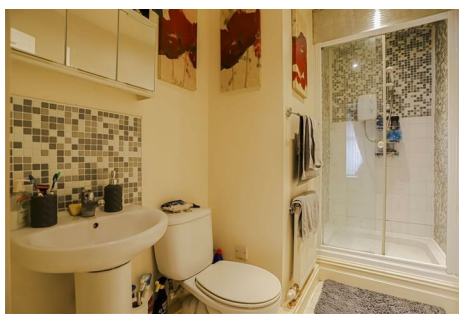


GUILDHALL

SALES & LETTINGS



303, 303a and 303b Blackpool Road

Fulwood, Preston, PR2 3AD

THE PERFECT INVESTMENT OPPORTUNITY

This impressive property is being proudly welcomed to the market as the perfect investment opportunity. Offering two, one bedroom flats and a two bedroom end terraced home, this property is perfect for any investor to add to their portfolio! Having been presented and maintained to the highest standard throughout and benefitting from spacious rooms, neutral decoration and currently being tenanted, this property is a fantastic rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Preston and major motorway links.

The properties comprises briefly; both flats benefit from a spacious reception room, contemporary kitchen, bathroom and double bedroom. The end terraced property benefits from a spacious living area, fitted kitchen, two bedrooms and bathroom.

£260,000

303, 303a and 303b Blackpool Road

Fulwood, Preston, PR2 3AD



- Fantastic Investment Opportunity
- Sold With Tenants in Situ
- Popular Location
- Land To The Rear With Potential For Off Road Parking / Additional Flats
- Two One Bedroomed Flats and Two Bed Terraced
- Viewing Is Essential
- Freehold
- Deceptively Spacious
- EPC Ratings D and C for Flats, EPC Rating C For Terraced Property
- Close Proximity to Commuter Links and Amenities

303A (flat)

Entrance Vestibule

3'10 x 3'7 (1.17m x 1.09m)

Reception Room One

14'6 x 14'3 (4.42m x 4.34m)

Shower Room

9'7 x 5'2 (2.92m x 1.57m)

Inner Hall

7'2 x 6'11 (2.18m x 2.11m)

Kitchen

10'11 x 7' (3.33m x 2.13m)

Bedroom

10'6 x 9'7 (3.20m x 2.92m)

303 (flat)

Entrance Vestibule

6' x 3'2 (1.83m x 0.97m)

Entrance Hallway

6' x 4' (1.83m x 1.22m)

First Floor Landing

8'9 x 6'4 (2.67m x 1.93m)

Bathroom

8'4 x 6'11 (2.54m x 2.11m)

Open Plan Living / Kitchen Area

21' x 14'1 (6.40m x 4.29m)

Bedroom

13'1 x 7'10 (3.99m x 2.39m)

303B (End Terraced Property)

Open Plan Living / Kitchen Area

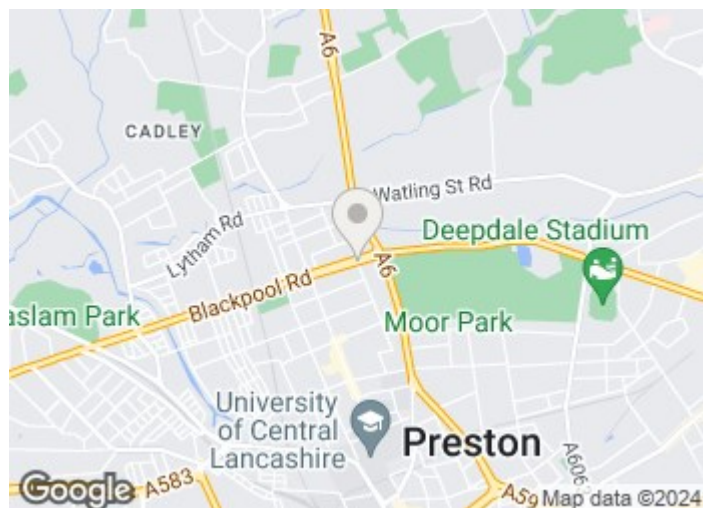
First Floor Landing

Bedroom One

Bedroom Two

Bathroom

External



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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