

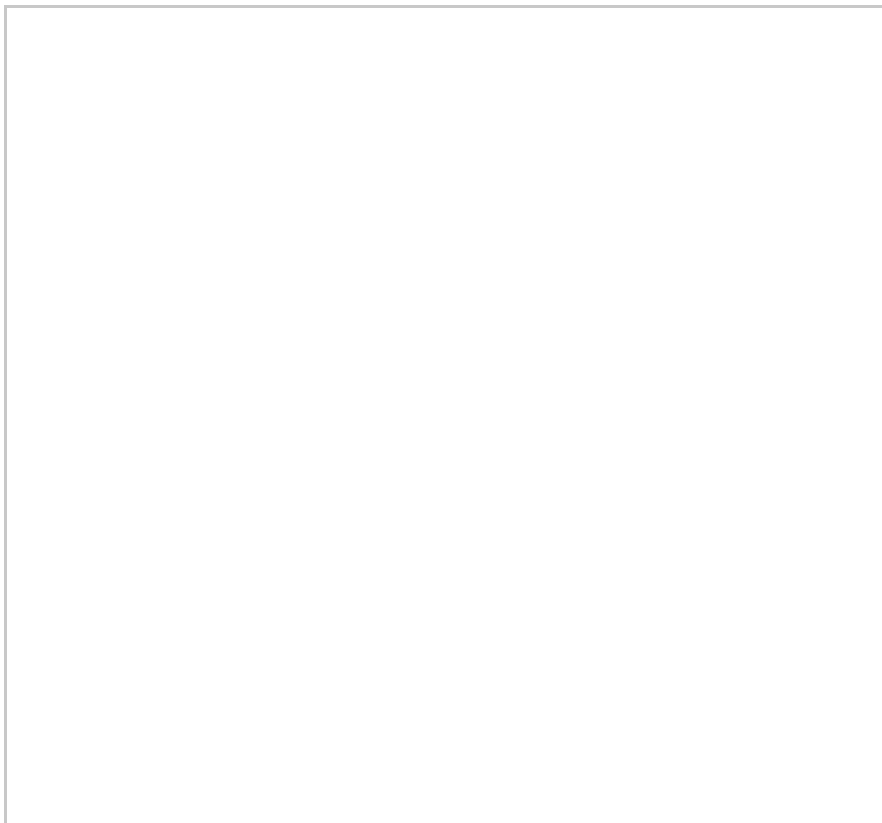
11 St. Ignatius Square

, Preston, PR1 1TT

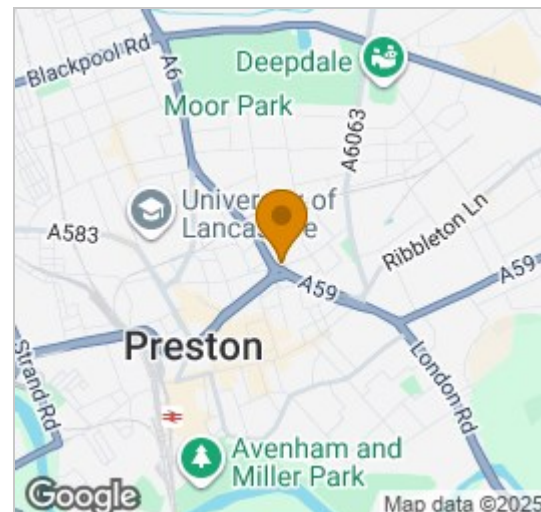
£470 Per month



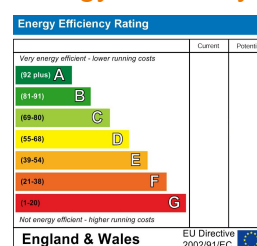
## Floor Plan



## Area Map



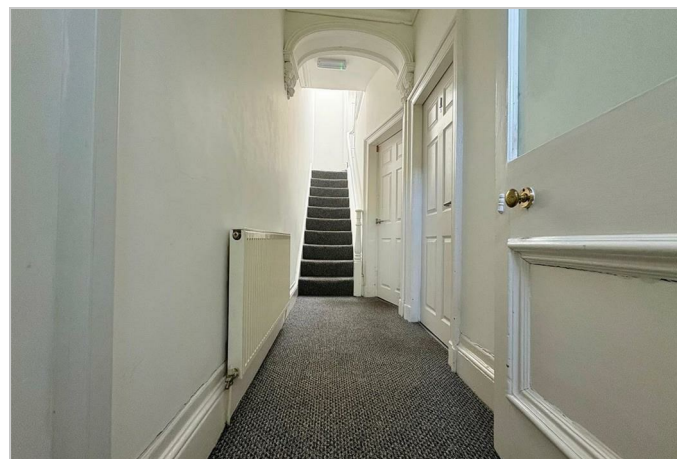
## Energy Efficiency Graph



## Viewing

Please contact our The Lettings Club North West Office on 0330 133 4919 if you wish to arrange a viewing appointment for this property or require further information.

- Bills included
- Fully furnished
- Grade two listed building
- Communal spaces
- Yard access
- Great location - close to hospital/university
- Available 31-08-2025



A great sized DOUBLE room in this high quality shared house - ALL BILLS INCLUDED!

We're delighted to be able to offer this well-located room to the rentals market, available from 31/08/2025!

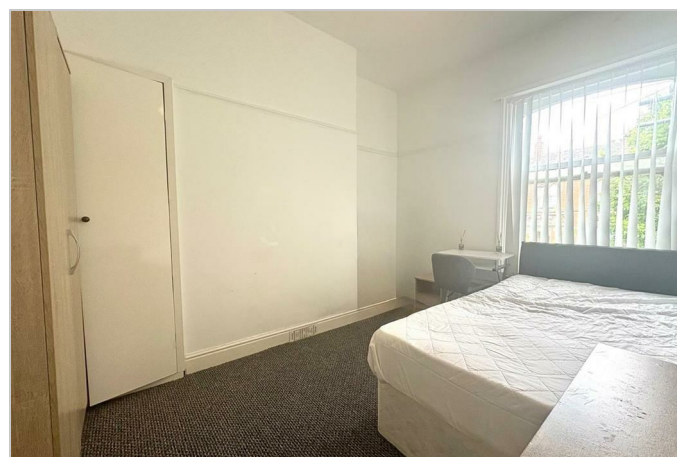
The room has been finished to a great specification and is offered fully furnished ready for a tenant to move in! Tenants also benefit from all bills being included, a huge saving in the current climate!

**SINGLE OCCUPANCY ONLY** This room is likely to be extremely popular so please get in touch as soon as possible if you think it might be of interest.

**A look inside the property:**Communal space: Entrance hallway leading to a communal living room and separate kitchen space which benefits from cooking facilities as well as a shared fridge freezer, washing machine and storage.

**The room:** Room 3 is located on the second floor and benefits from being fully furnished is equipped with bed, mattress, working space and storage space.

**Externally:** The property benefits from an enclosed yard to the rear with space to store bikes.



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.

Top Floor The Refuge Buildings, 9-11 Sunbridge Road, Bradford, BD1 2AZ  
Tel: 0330 133 4919 Email: [info@thelettingsclub.com](mailto:info@thelettingsclub.com) <https://www.thelettingsclub.com>