



## 2 Smithy Court, Smithy Lane

Preston

Guide Price **£120,000**





## 2 Smithy Court

Smithy Lane, Preston

2-bedroom ground floor flat ideally situated in the heart of a semi-rural village. Whether you are a savvy investor looking for a promising opportunity or a first-time buyer seeking a cosy abode, this ground floor flat is a must see.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Ground floor apartment
- Heart of semi rural village
- Allocated Parking
- Ideal Investor / Buy to Let or First time buyer opportunity

## Communal Entrance

## Kitchen

A good range of eye and low level units incorporating a single bowl stainless steel sink. Built in gas hob with chimney canopy style extractor hood built over. Electric oven, washing machine, dishwasher, fridge and freezer. Tiled walls. Window to rear.

## Lounge

Open plan to kitchen.

## Master Bedroom with dressing area.

Dressing area with sink. Window to side.

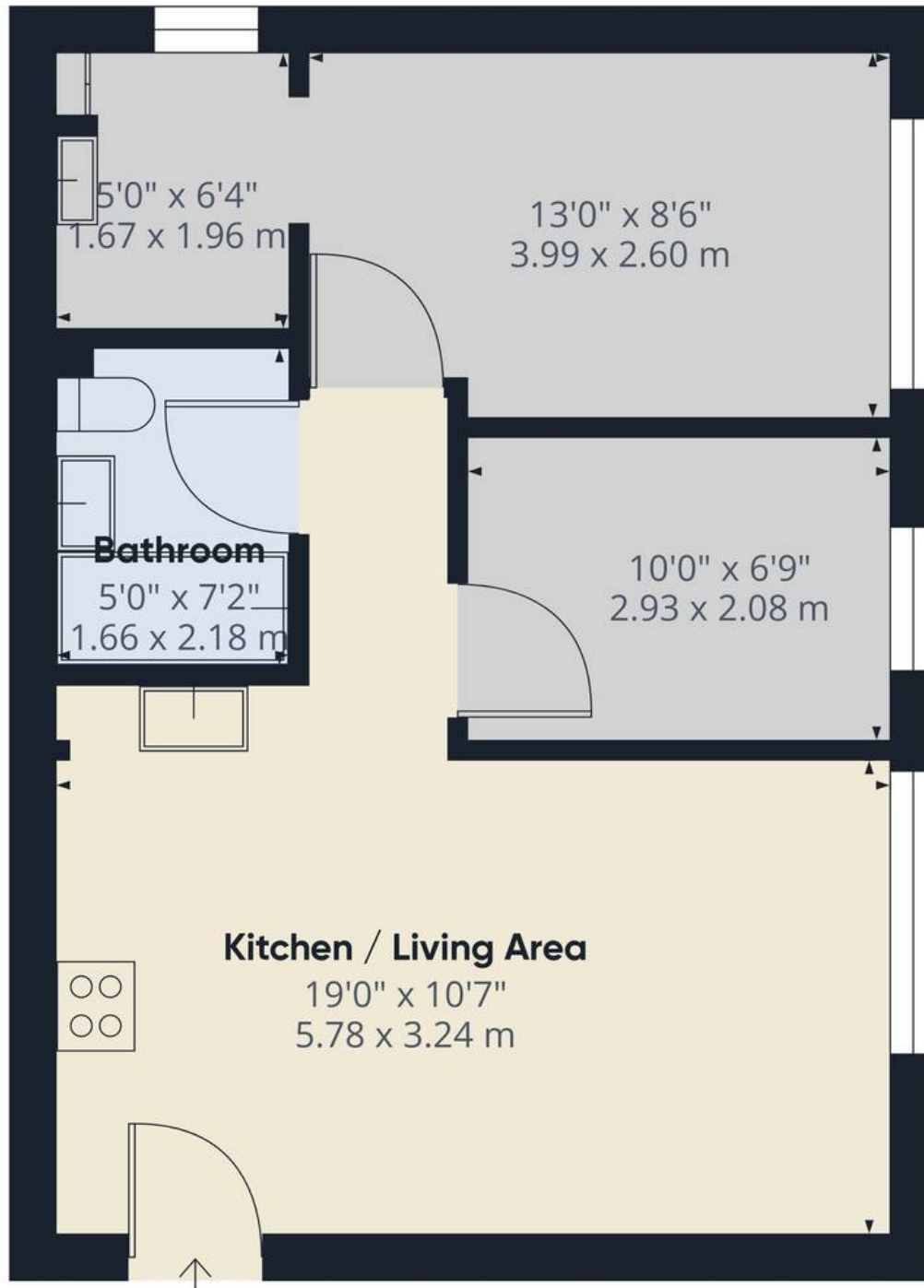
## Bedroom Two

Built in wardrobes. Window to rear.

## Bathroom

Bath with shower over, vanity unit wash hand basin, W.C. Feature heated towel rail. Fully tiled walls.





Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

500.84 ft<sup>2</sup>

46.53 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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With over 20 years' experience in the North West property market we know what it takes to match buyers with sellers. After all, that's why this brochure is now in your hands!

We are streets ahead of our competitors because we know what it takes to make your move smooth, stress free and profitable.

### Looking to list your property?

Thanks to our unique selling models and team of dedicated MovingWorks Property Partners, we combine a forward-thinking and technology-driven approach with a genuinely personal touch.

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Helping you take the time and stress out of mortgages, conveyancing, removals and more.

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