



Bairstow Street

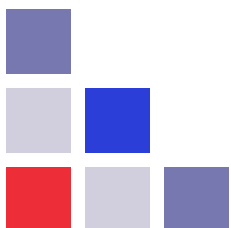
*INVESTMENT
OPPORTUNITY*

Preston PR1 3TN

Hazelwells are pleased to offer for sale this traditional mid terrace property arranged as 5 flats located in a popular location of Preston City Centre. The property requires full refurbishment and briefly comprises; ground floor entrance hallway, two x 1 bed flats, first floor 2 x 1 bed flats and a third floor studio flat. Situated on Bairstow Street in a popular area of the City Centre this is an ideal opportunity for someone to add value or bring much needed accommodation to the rental market. Only a short walk to all city centre amenities, train & bus station and close to Avenham & Miller Parks. NO CHAIN.

We are advised that the property is FREEHOLD.

£250,000



Hazelwells
sales & lettings

Ground Floor Entrance Hallway

Vestibule leading into the communal hallway with stairs to first floor and stairs leading to the basement.

Flat 1

Living room

13' 10" x 16' 2" (4.22m x 4.92m)

Bay window to the front and window to the side elevation.

Bedroom

12' 4" x 14' 11" (3.77m x 4.55m)

Window to the side elevation.

En suite

3' 10" x 8' 0" (1.18m x 2.45m)

Window to the rear.

Flat 2

Living / Bedroom

23' 7" x 12' 2" (7.18m x 3.71m)

Open plan bedroom living room with double glazed windows and door leading to a rear yard.

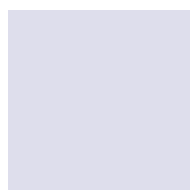
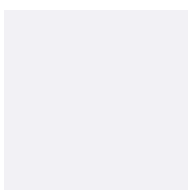
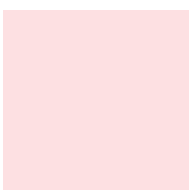
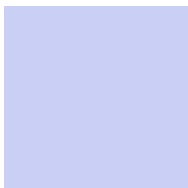
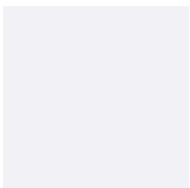
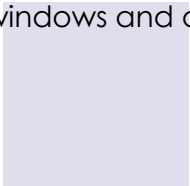
Shower Room

3' 9" x 7' 8" (1.14m x 2.34m)

Kitchen

4' 3" x 13' 1" (1.30m x 4.00m)

Fitted wall and base units, double glazed windows and door to the rear yard.



First Floor

Flat 3

Living room & Kitchen

13' 9" x 21' 8" (4.18m x 6.60m)

Fitted kitchen with wall and base units. Two windows to the front elevation.

Bedroom

12' 6" x 13' 11" (3.81m x 4.25m)

Window to the rear, space for en suite shower and wc.



Flat 4

Hall

Bedroom

12' 8" x 9' 2" (3.87m x 2.79m)

Two sash windows to the side and an ensuite.

Kitchen living room

10' 8" x 12' 3" (3.24m x 3.73m)

Sash window to the side.



Second Floor

Flat 5

19' 9" x 19' 11" (6.03m x 6.07m)

Studio flat with fitted kitchen, en suite and velux windows.

Basement

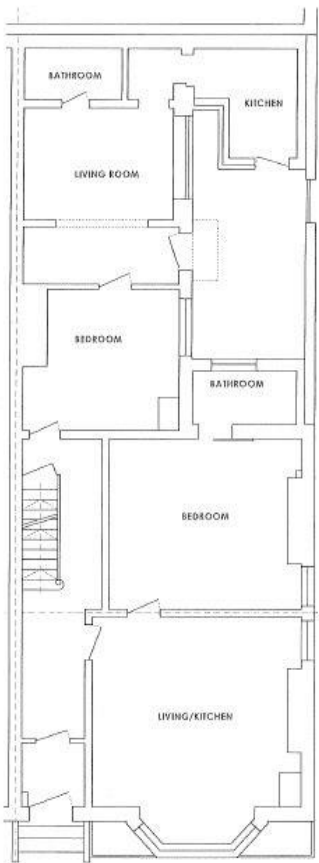
Room 1

15' 10" x 15' 8" (4.82m x 4.78m)

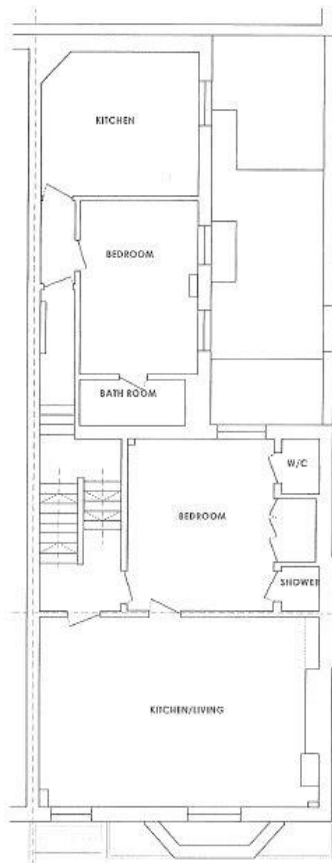
Room 2

13' 0" x 4' 10" (3.95m x 1.47m)

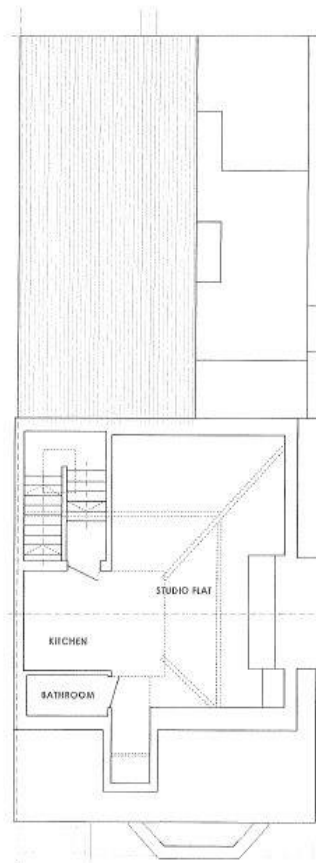




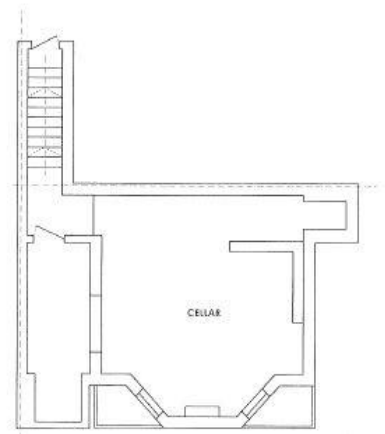
GROUND FLOOR PLAN
Scale 1 : 50



FIRST FLOOR PLAN



SECOND FLOOR PLAN



CELLAR FLOOR PLAN

FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY.

If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.