

# GUILDHALL

SALES & LETTINGS



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## 90 Longacre

Bamber Bridge, Preston, PR5 8HE

£125,000



Nestled in the charming area of Longacre, Bamber Bridge, this delightful house presents an excellent opportunity for investors seeking a promising addition to their portfolio. The property boasts three bedrooms, providing ample space for families or tenants alike. The well-proportioned bathroom ensures comfort and convenience for all residents.

The heart of the home is the inviting reception room, which seamlessly leads out to a lovely garden, perfect for outdoor relaxation or entertaining guests. This feature not only enhances the living space but also offers a wonderful connection to nature, making it an ideal spot for enjoying sunny days.

With its appealing layout and potential for rental income, this property is a fantastic choice for those looking to invest in a thriving community. Longacre is well-connected to local amenities and transport links, ensuring that residents can enjoy both the tranquility of suburban living and the convenience of nearby facilities. This house is a rare find and is sure to attract interest from discerning buyers. Don't miss the chance to explore this promising investment opportunity.



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## Ground Floor

Entrance Vestibule 4'03 x 2'98 (1.30m x 0.61m)

WC 3'11 x 2'17 (1.19m x 0.61m)

Entrance Hallway 15 x 5'82 (4.57m x 1.52m)

Kitchen 13'3 x 12'4 (4.04m x 3.76m)

Living Room 19 x 10'9 (5.79m x 3.28m)

## First Floor

Bedroom One 12'11 x 12'7 (3.94m x 3.84m)

Bedroom Two 10'6 x 9'10 (3.20m x 3.00m)

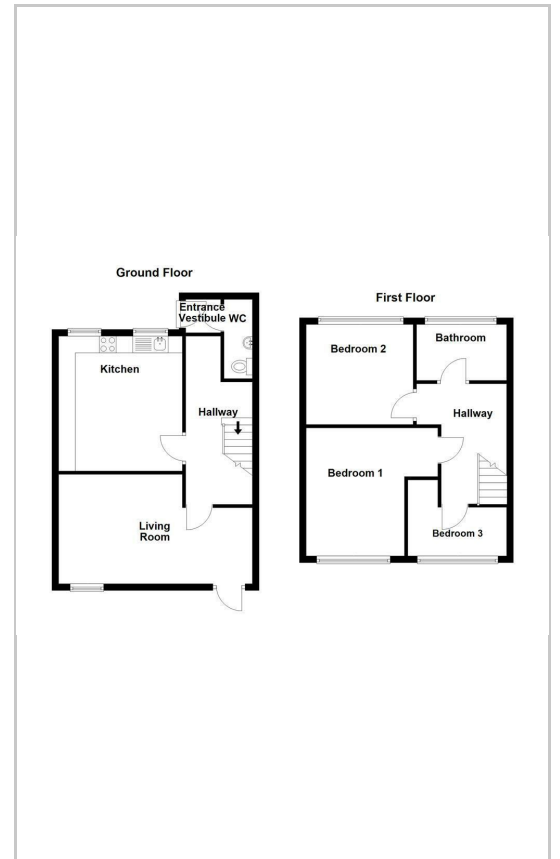
Bedroom Three 9'6 x 7'8 (2.90m x 2.34m)

Bathroom 8'10 x 5'6 (2.69m x 1.68m)

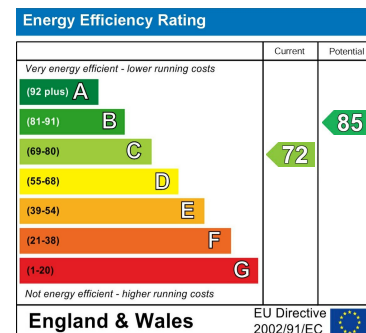
## Area Map



## Floor Plans



## Energy Efficiency Graph



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