

Wainwright
&
Edwards

FOR SALE
01772 814863



£134,950

57 Lovat Road, Preston, PR1 6DQ

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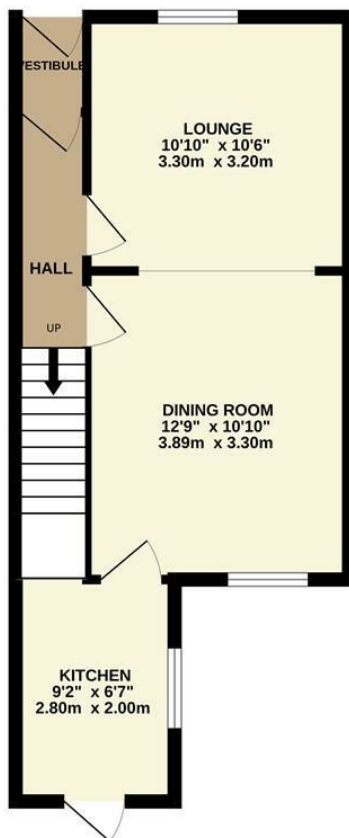
PROPERTY SUMMARY

An excellent opportunity for investors and first time buyers to acquire a much improved and renovated terrace house in popular residential location. The well presented accommodation comprises vestibule, hall, lounge, dining room and recently fitted kitchen. To the first floor there are three bedrooms and bathroom with modern white suite. The property benefits from gas central heating, double glazing and rear yard. Viewing advised

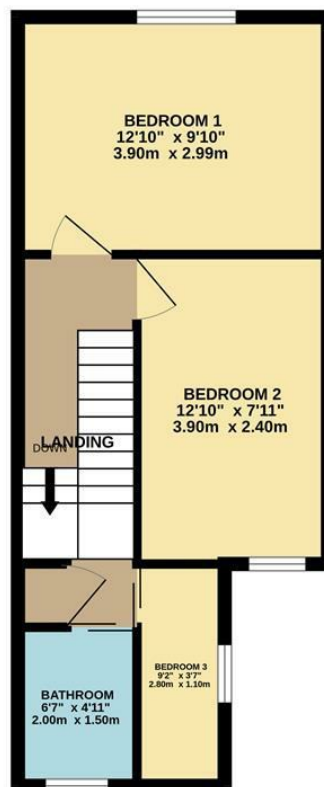




GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



THREE BED TERRACE

TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Preston

TENURE

Freehold

COUNCIL TAX BAND

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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&
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OFFICE ADDRESS

115 B Church Road, Tarleton, Preston,
PR4 6UP

CONTACT

01772-814863
info@wainwrightandedwards.co.uk