



11 Sephton Street, Lostock Hall, Preston, PR5 5RP

£875 Per Month

- Three bedrooms
- Comes unfurnished
- Low maintenance rear garden
- Close to shops and amenities
- Welcoming entrance hallway
- Three-piece bathroom suite
- On-street parking available
- Viewing highly recommended

# 11 Sephton Street, Preston PR5 5RP

\*AVAILABLE FROM 1ST AUGUST ONWARDS\*

Nestled on Sephton Street in the popular area of Lostock Hall, Preston, this delightful terraced house offers a perfect blend of comfort and convenience. With three bedrooms, including two doubles and a single that could potentially be used as an office, this property is ideal for families or those seeking extra space.

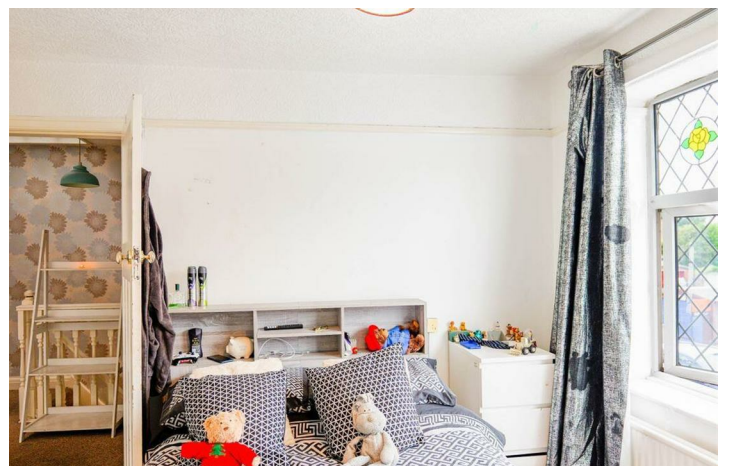
Upon entering, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The kitchen is both functional and inviting, providing a lovely space for culinary endeavours. The three-piece bathroom is neatly presented, ensuring practicality for everyday living.

The low-maintenance rear garden is a standout feature, complete with decking that offers a wonderful spot for outdoor relaxation or entertaining guests. On-street parking is available, adding to the convenience of this property.

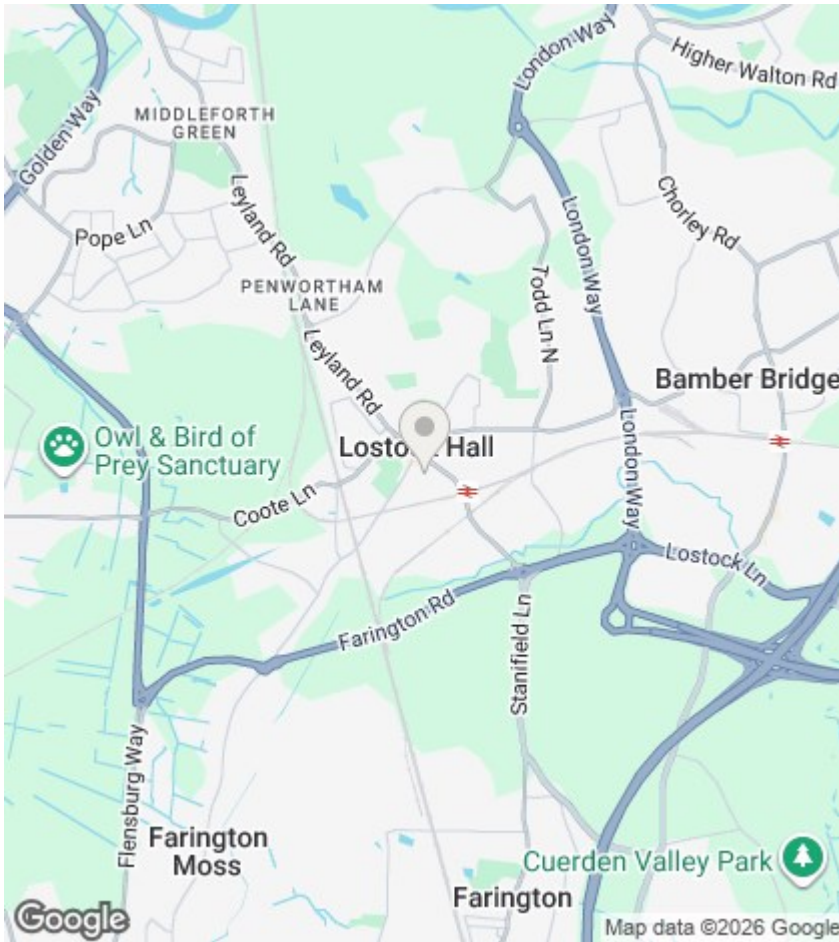
Situated in a prime location, this home is just a stone's throw away from a variety of shops, making daily errands a breeze. Don't miss the chance to make this lovely property your new home.



Council Tax Band: B







## Directions

## Viewings

Viewings by arrangement only. Call 01772 888 887 to make an appointment.

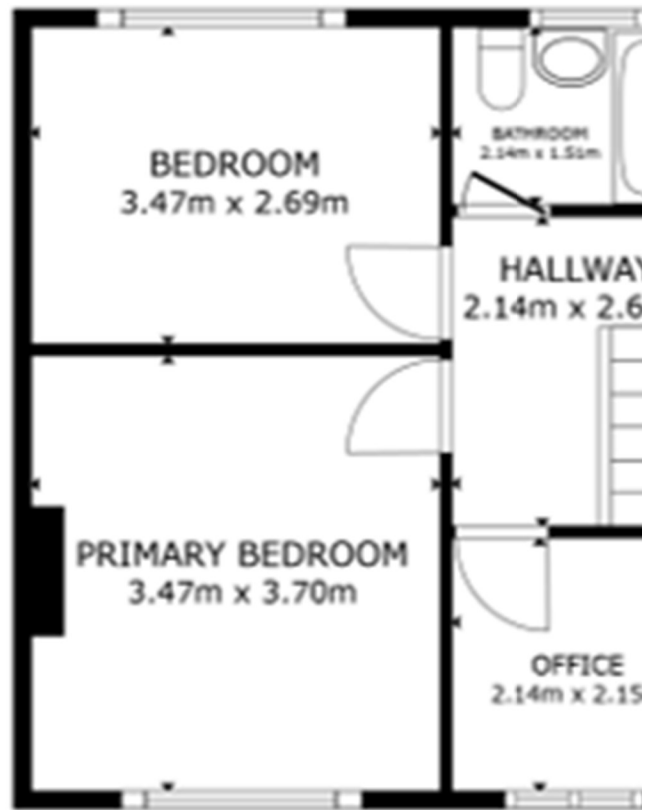
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



FLOOR 1



FLOOR 2