



4 DEVONSHIRE PLACE

PRESTON, PR1 4UE

£115,000
FREEHOLD

A traditional two bedroom terraced property situated in a quiet, yet popular residential location in Preston, close to the M6 motorway junction and other transport links as well as being close to Preston City Centre. The property would benefit from some internal modernisation and would be ideal for buy to let investors and first time buyers alike. On the ground floor there is an entrance vestibule, a good size lounge at the front and a very good size kitchen to the rear. On the first floor there are two bedrooms with the master bedroom being an excellent size and there is also a family bathroom WC. Externally there is a private rear yard. Early viewing is advised.

MARIE HOLMES

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4 DEVONSHIRE PLACE

- Traditional Terrace Property • Quiet Yet Poplar Residential Location • Close to All Transport Links & Preston City Centre • Good Size Lounge • Spacious Kitchen • Two Bedrooms • Fitted Bathroom • Rear Enclosed Yard • Ideal for First Time Buyers or Investors • Viewing Recommended



Living Room

The living room features charming period details including a traditional wood-burning stove set into a brick fireplace, flanked by built-in cupboards. The room is warmly appointed with wooden floorboards and is illuminated by a leaded window with shutters, creating a cosy and inviting atmosphere.

Kitchen

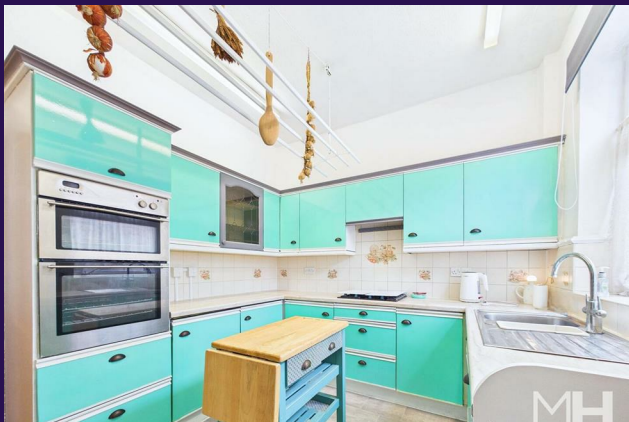
The kitchen is fitted with a range of cabinets and drawers, complemented by tiled splashbacks and built-in appliances including a double oven and a hob with an extractor above. A compact mobile island unit offers additional workspace and storage. The room is brightened by a large window overlooking the exterior, and the ceiling features hanging storage rails for utensils.

Utility Room

The utility room is equipped with a sink and ample countertop space, complemented by white cabinets and traditional patterned tiles on the walls. It also houses a washing machine and a tumble dryer, making it an efficient space.

Downstairs WC

The downstairs W.C is neatly tiled with patterned white and blue tiles and incorporates a toilet and a frosted window for privacy, creating a practical and compact cloakroom space.



Bedroom One

This spacious bedroom features a leaded window, which allows natural light to fill the room. There is a built-in cupboard for storage and a traditional fireplace, adding character to the space. Carpeted floor covering.

Bedroom Two

This smaller bedroom offers wooden floorboards and wood-panelled walls partway. A leaded window adds natural light, and there is a built-in storage cupboard, making it a cosy and functional room.

Bathroom

The bathroom is fitted with a suite in pink tones, including a bath, sink and toilet. The walls are tiled around the bath and in other areas with a subtle patterned tiles.

Rear Garden

The rear garden is a low-maintenance paved courtyard enclosed by cream-painted walls providing privacy. There is a sturdy metal gate giving access to the rear, making it a secure outdoor space for relaxation or storage.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band A

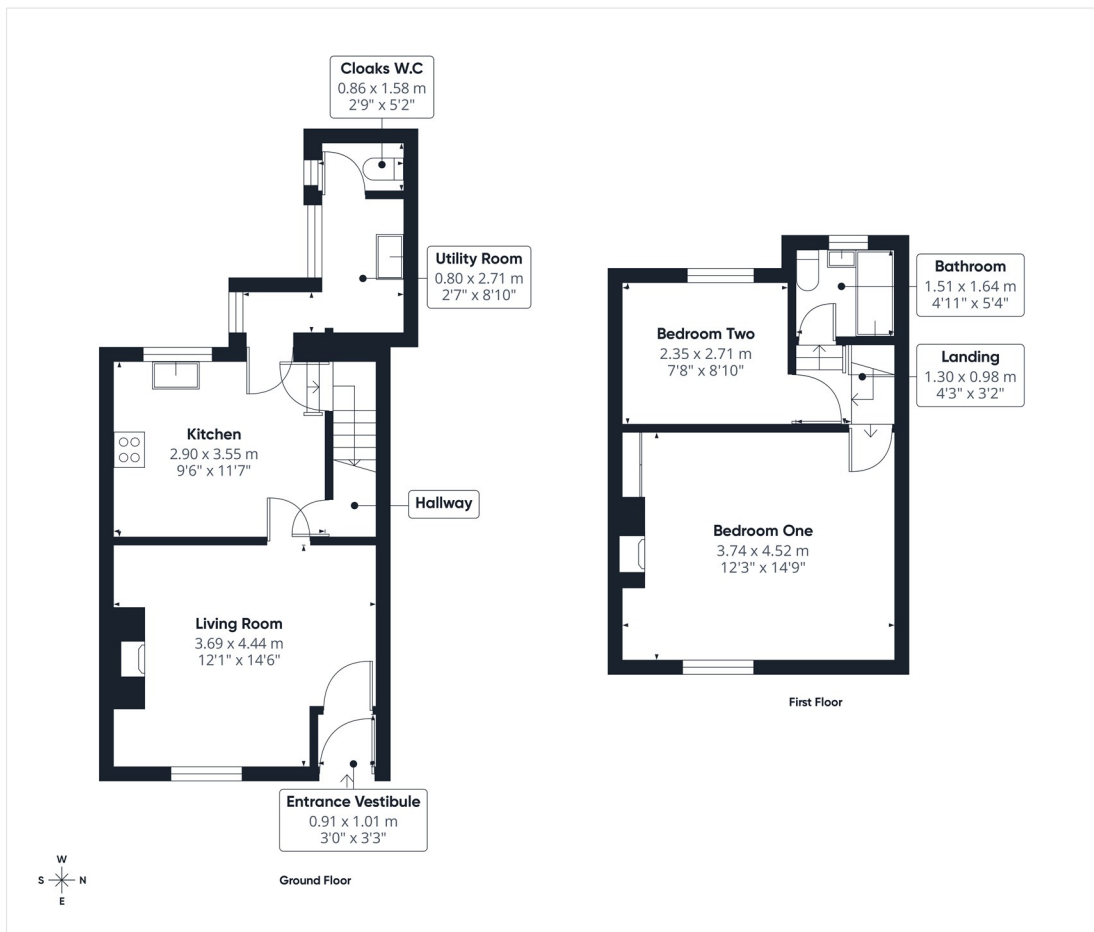
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

EPC Rating –





Approximate total area⁽¹⁾
61.5 m²
661 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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/tenants are advised to recheck the measurements.

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