



## Garstang Road South Wesham, Preston, PR4 3BL

- Mid Terraced House
- 2 Reception Rooms and Modern Bathroom
- Close to Kirkham Railway Station
- Excellent Commuter Links
- Sold With Sitting Tenant Or Vacant Possession
- Good Investment Property
- Located in Wesham, Preston
- \*\*\*\* Excellent Opportunity !!

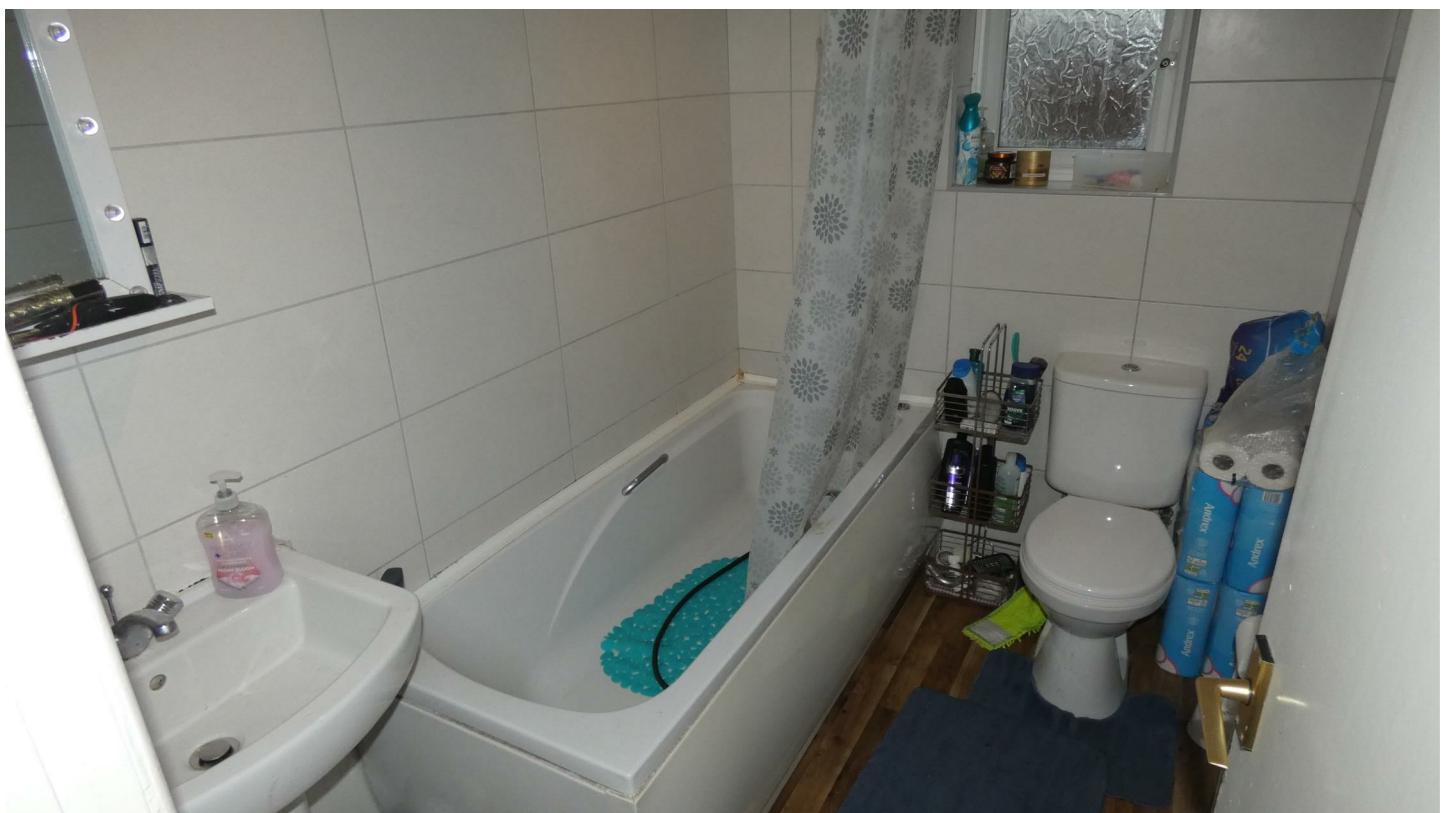
# Garstang Road South, Wesham, Preston PR4 3BL

Two Bedrommed Mid Terraced located in the popular area of Wesham, with excellent transport links close to M55 Motorway and Kirkham Railway Station. In need of some modernisation, but offers an excellent opportunity. Briefly comprising:- 2 reception rooms, kitchen, 2 bedrooms and a modern bathroom WC. Private yard to the rear. Can be sold with tenant in situ or vacant possession!!



Council Tax Band: A

Tenure: Freehold



## **Reception Room 1**

12'2" x 12'10"

UPVC front door opens into Reception Room 1. UPVC double glazed window to the front and radiator.

## **Reception Room 2**

12'10" x 12'10"

UPVC double glazed window to rear and radiator

## **Kitchen**

7'7" x 6'7"

A compact kitchen fitted with work surfaces and cabinetry provide adequate preparation and storage space. The window above the sink brings in natural light, helping to keep the space bright despite its size. UPVC exterior door to the rear yard.

## **Bedroom 1**

12'2" x 12'10"

UPVC double glazed window to the front and radiator.

## **Bedroom 2**

12'7" x 7'3"

UPVC double glazed window to the front and radiator. Built in cupboard housing the central heating boiler.

## **Bathroom**

7'7" x 5'3"

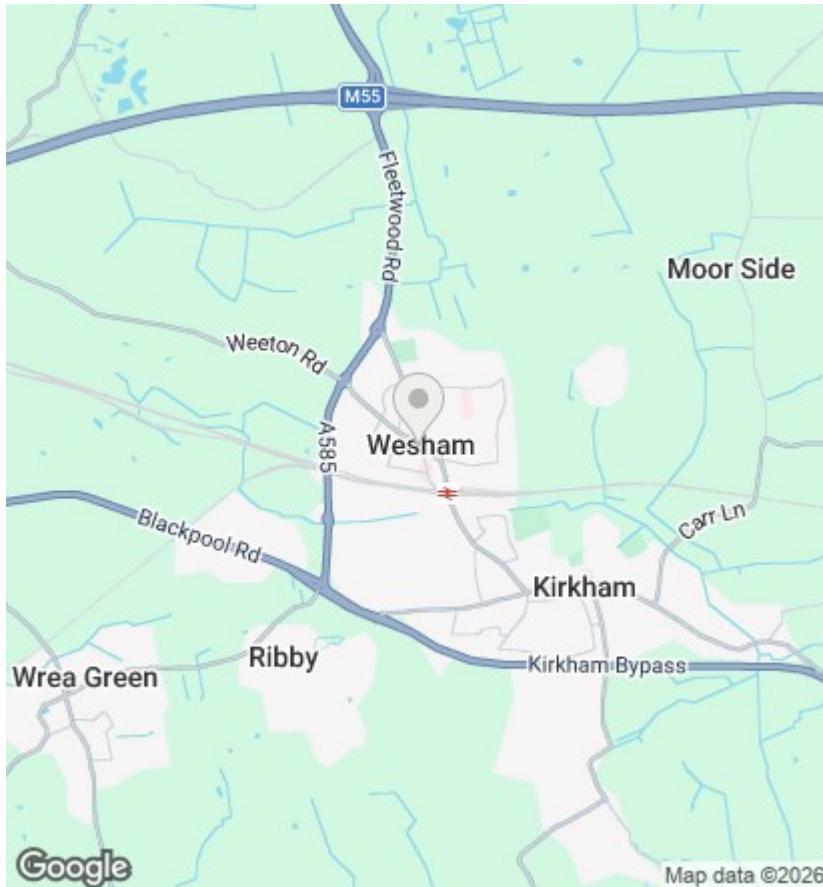
Modern bathroom with UPVC frosted window to rear. Neatly fitted with a white bathtub with an overhead shower and a shower curtain, a pedestal wash basin, and a close-coupled push button WC. The walls are tiled, and the flooring is wood-effect.

## **Exterior**

Private walled yard to the rear with timber access gate.







## Notice

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

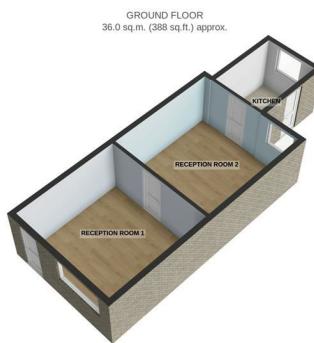
## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

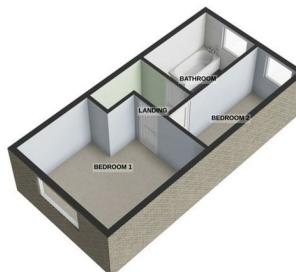
## EPC Rating:

D

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	58	
EU Directive 2002/91/EC		



GROUND FLOOR  
36.0 sq.m. (388 sq.ft.) approx.



FIRST FLOOR  
29.5 sq.m. (318 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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