

GUILDHALL

SALES & LETTINGS



45 Elliott Street , Preston, PR1 7XN

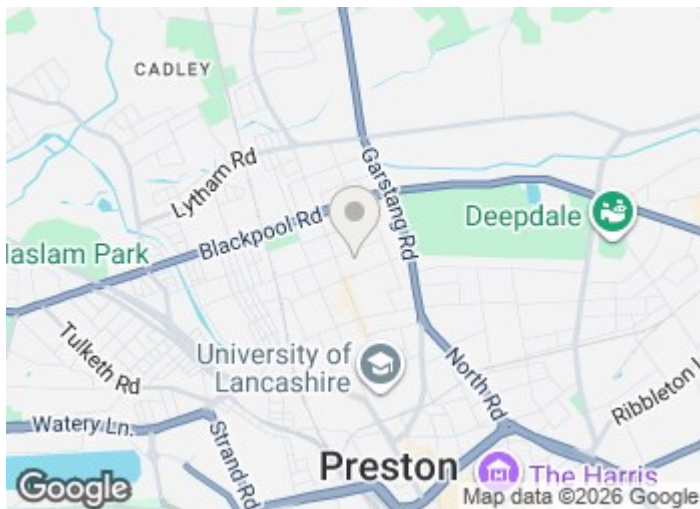
Nestled on the charming Elliott Street in Preston, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

The house features two cosy bedrooms, ideal for a small family or professionals seeking a peaceful retreat. Each bedroom is designed to maximise space and natural light, making them perfect for restful nights. The bathroom is conveniently located, providing essential amenities for daily living.

Elliott Street is situated in a vibrant community, with local shops, parks, and schools just a stone's throw away. This location not only offers easy access to the bustling heart of Preston but also provides a tranquil environment for those who appreciate a quieter lifestyle.

£900

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, Preston, PR1 7XN



Directions





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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