

# GUILDHALL

SALES & LETTINGS



## 17 Carnarvon Road

, Preston, PR1 8PU

£115,000



**\*\*TWO BEDROOMED MID TERRACED PROPERTY WITH NO CHAIN DELAY!!\*\***

Guildhall Sales and Lettings are pleased to introduce this deceptively spacious, two bedroomed mid - terraced property to the market. Situated within the popular area of Broadgate, within close proximity to local amenities, commuter routes and schools. Boasting deceptively spacious accommodation and neutral decor throughout, this property is well suited for investors or first time buyers and internally comprises briefly:

Entrance through to the lounge providing access to the fitted kitchen housing the staircase to the first floor and access to the rear. To the first floor are two spacious bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed rear yard.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

Lounge 15'9 x 13'10 (4.80m x 4.22m)

Kitchen Diner 9'10" x 10'10" (3 x 3.31)

First Floor

Bedroom One 14'1" x 13'10" (4.31 x 4.23)

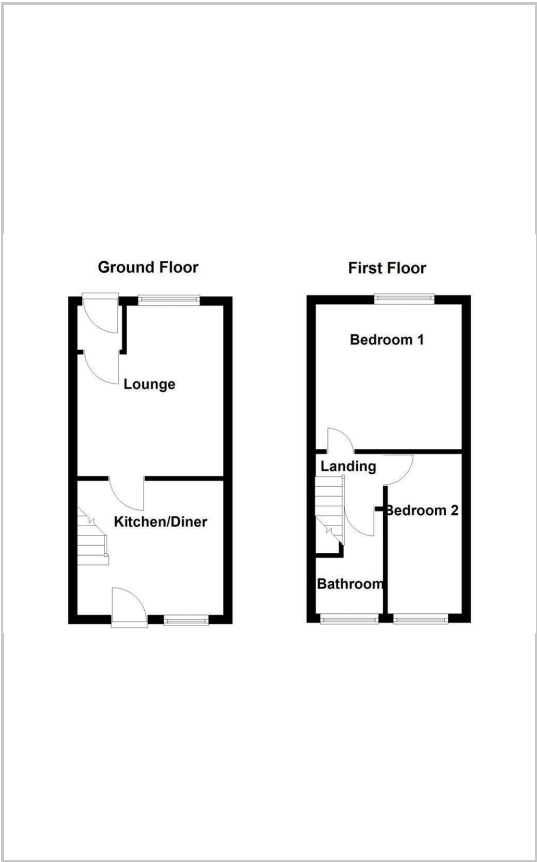
Bedroom Two 9'11" x 7'3" (3.03 x 2.23)

Bathroom

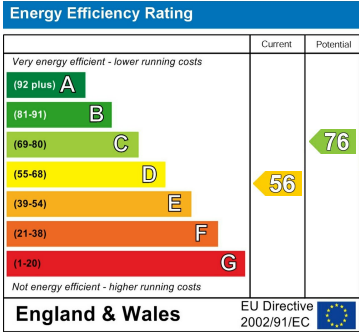
Area Map



Floor Plans



Energy Efficiency Graph



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