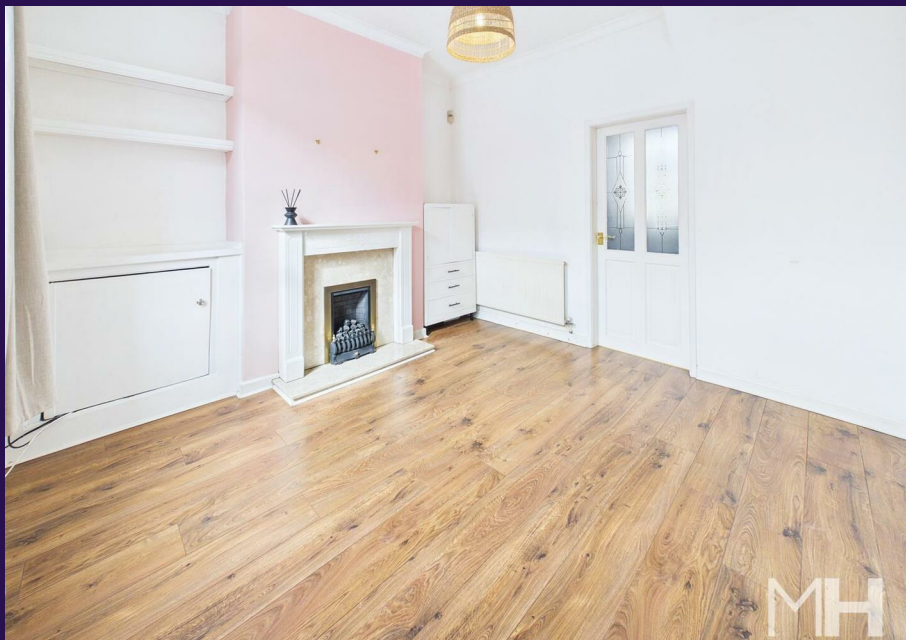




6 CLIFTON STREET

PRESTON, PR1 8EE

£129,950



Key Features

■ Superb Two Bedroom Mid Terrace ■ Modern Throughout ■ Spacious Lounge & Modern Breakfast Kitchen ■ Two Double Bedrooms & Modern Family Size Bathroom ■ Enclosed Rear Yard & On Street Parking ■ Close to the City Centre ■ Ideal for a First Time Buyer or Investors Alike ■ Viewing Comes Highly Recommended ■ Offered with the benefit of No Onward Chain Delay

Property Summary

Marie Holmes Estate Agents are delighted to present this well-maintained two-bedroom terraced home, offered for sale with no onward chain. Ready to move straight into, it is an excellent opportunity for first-time buyers, investors or those looking to downsize.

The accommodation begins with a welcoming lounge leading to a breakfast kitchen with ample worktop and storage space, combining practicality with modern living. The first floor offers two double bedrooms, both providing comfortable accommodation, together with a family size bathroom.

Ideally positioned within easy reach of excellent local amenities, the property enjoys convenient access to public transport links, well-regarded schools and the beautiful Avenham Park. Preston City Centre and the railway station are both within walking distance, making this an ideal location for commuters and those who enjoy having everything close at hand.

Further benefits include Council Tax Band A, helping to keep running costs low, making this a particularly attractive purchase for first-time buyers and buy-to-let investors alike.

Early viewing is highly recommended to fully appreciate the accommodation and superb location on offer.

Lounge

11'9" x 11'4" (3.58 x 3.47 m)

Entrance via UPVC double glazed front door with top light. UPVC double glazed window to the front elevation. Features an inset living flame gas fire with marble effect hearth and modern surround. Cupboard housing the utility meters. Radiator. Wood effect laminate flooring. Ceiling light fitting. Glazed internal door leading through to:-

Kitchen

9'0" x 11'3" (2.75 x 3.43 m)

UPVC double glazed door leaves out to the rear yard. UPVC double glazed window to the rear elevation. Features range of modern eye and base level units with contrasting work surfaces over. Stainless steel single bowl sink and drainer unit with mixer tap. Integrated appliances include electric fan assisted oven, four burner gas hob and stainless steel extractor canopy. Space for under counter fridge freezer. Space and plumbed for washing machine. Part tiled elevations. Radiator. Tiled flooring. Pendant light fitting. Carpeted spindle balustrade staircase leads off to all first floor accommodation.

Landing

3'0" x 5'9" (0.91 x 1.78 m)

Pendant light fitting. Carpeted. Doors leading off to all first floor accommodation.

Bedroom One

13'9" x 11'6" (4.22 x 3.52 m)

Two UPVC double glazed windows to the front elevation. Radiator. Carpeted. Pendant light fitting. Access to the loft.

Bedroom Two

5'11" x 11'2" (1.81 x 3.41 m)

UPVC double glazed window to the rear elevation. Radiator. Carpeted. Pendant light fitting.

Bathroom

5'5" x 8'2" (1.66 x 2.51 m)

UPVC double glazed obscured window to the rear elevation. Features a modern three-piece suite in white comprising of a low flush W.C, sink set within vanity unit with mixer tap and panelled bath with mixer shower over and glazed shower screen. Part tiled elevations. Chrome towel ladder radiator. Vinyl flooring. Inset spotlights to ceiling.

Rear Yard

The property benefits from on street parking to the front of the property. A rear enclosed low maintenance, paved rear yard provides excellent outdoor space.

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:

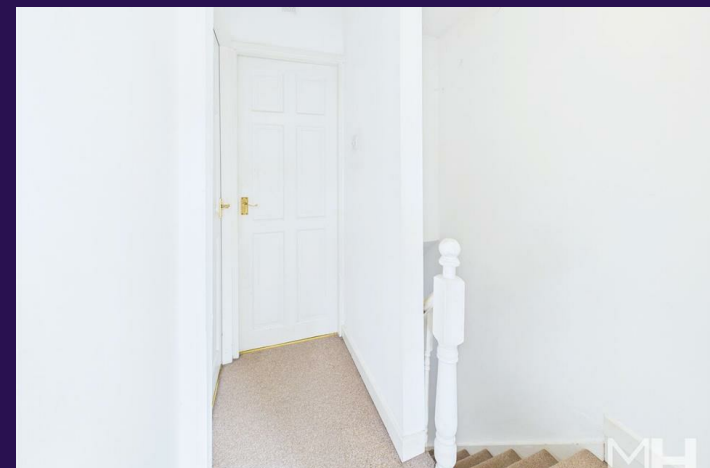
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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 offices.





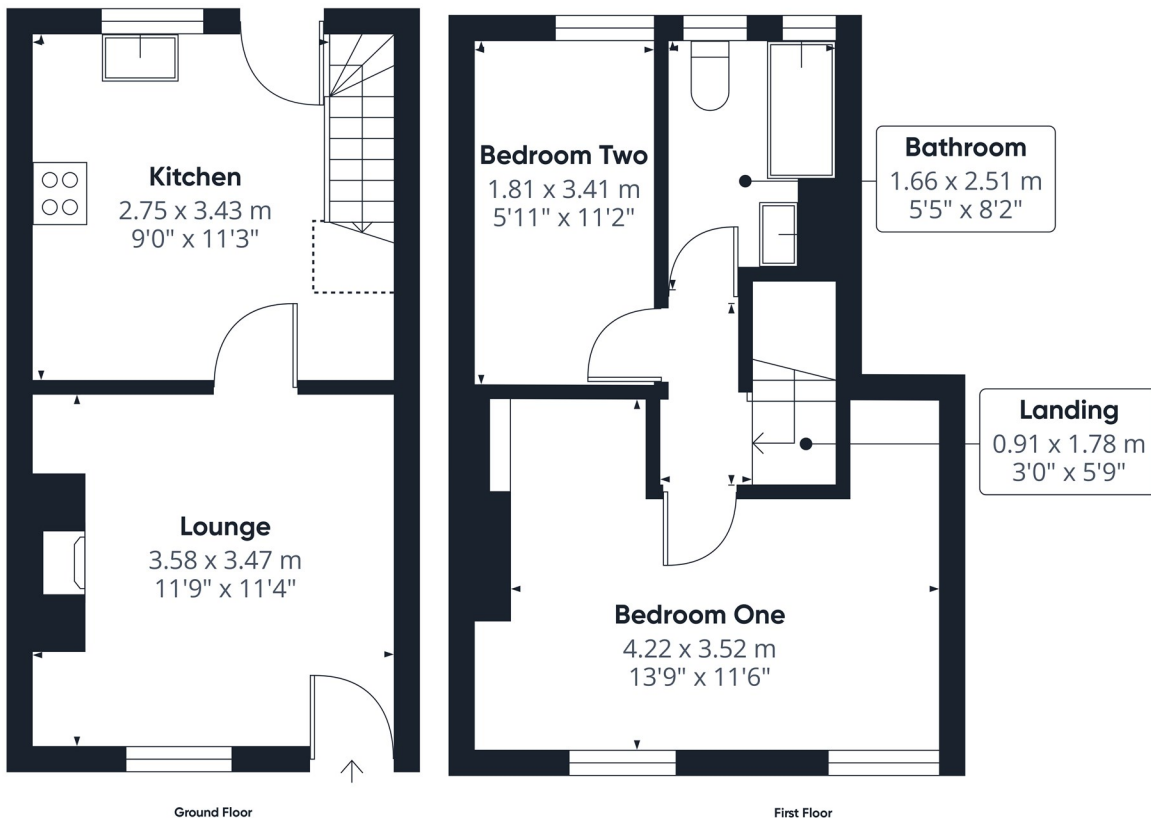
Additional Information

Local Authority – Preston City Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold



Approximate total area^m
49.5 m²
533 ft²

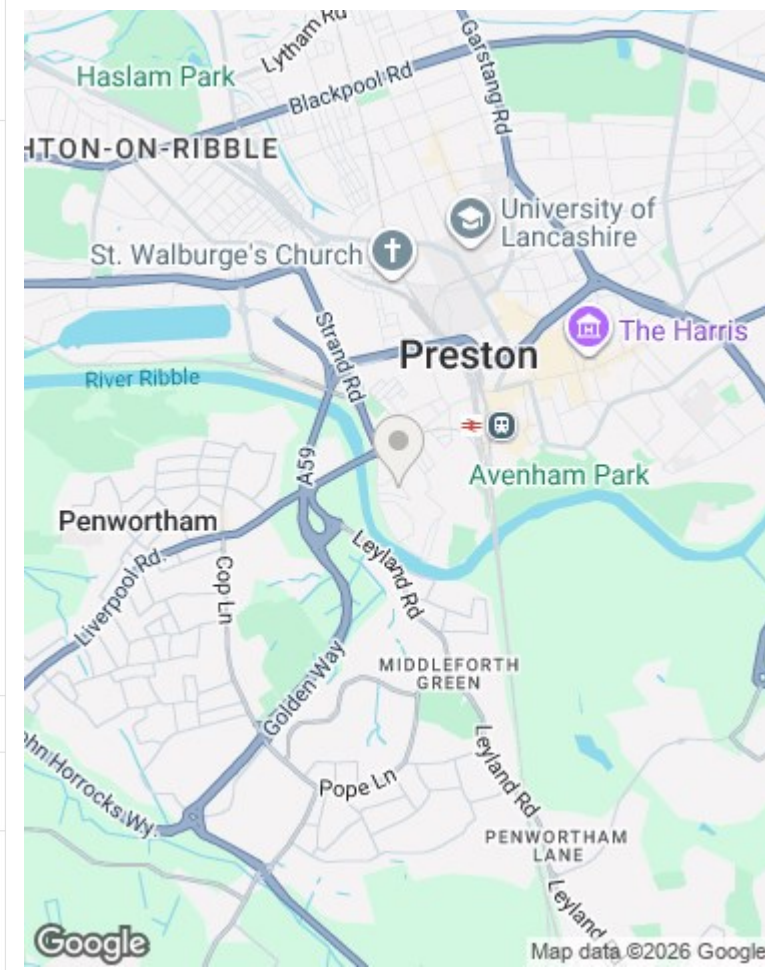
Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE 360



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC