

# GUILDHALL

SALES & LETTINGS



## 36 Barry Avenue

Ingol, Preston, PR2 3XN

Offers Over £115,000



Guildhall Sales and Lettings are delighted to introduce this two bedroomed, mid-terraced property to the market. Situated within the popular area of Ingol, within close proximity to local amenities, commuter routes and schools. Boasting spacious accommodation throughout and with the opportunity to purchase with a sitting tenant, this property is well suited for investors and internally comprises briefly:

Entrance through to the lounge providing access to storage and the kitchen housing the staircase to the first floor and a door to the rear. To the first floor are two bedrooms and the family bathroom.

Externally to the rear is an enclosed rear yard.



## Ground Floor

Lounge 14'11" x 11'6" (4.56 x 3.51)

Kitchen 14'11" x 11'10" (4.55 x 3.61)

## First Floor

Bedroom One 14'4" x 5'10" (4.37 x 1.79)

Bedroom Two 14'10" x 8'10" (4.54 x 2.71)

Bathroom 5'7" x 7'8" (1.72 x 2.34)

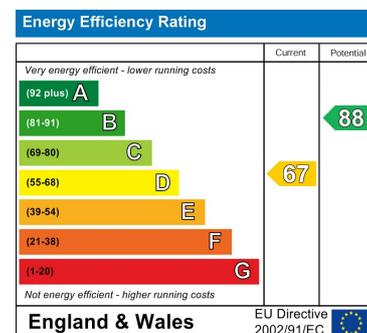
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>