23 SOUTH END

PRESTON, PR1 8HA

ASKING PRICE £135,000

FREEHOLD

A great opportunity to purchase a semi detached house set in the popular location of Broadgate being within walking distance of river side walks and Preston's award winning parks, Miller and Avenham, as well as easy access on foot to the City Centre. There are two bedrooms, front lounge room and a dining kitchen, heating is provided via electric storage heaters. There is uPVC double glazing and the property has been well maintained by the current owner, having been in the same family for 80 years. The rear garden is beautiful a great size and a sunny aspect where there is also access to the lower basement room. Being close to local landmarks, bus routes, Preston Train Station and local schools. Viewing is essential to fully appreciate the location and setting of this lovely home. We are offering this property with No Chain Delay.

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

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• 1930's Semi Detached House in Quiet Cul De Sac • Popular Location • Two Bedroom • Electric Storage Heaters • uPVC Double Glazing • Beautiful Rear Garden • Useful Basement Room • Walking Distance To City Centre • Great Landmark Walks • Close to Avenham & Miller Parks

Entrance Hall
With door to front, stairs to first floor and door to lounge.

Lounge
16'0" x 12'0" (4.88 x 3.66 (4.87 x 3.65))
With an electric fire, uPVC double glazed bay window to the front, wall mounted electric storage heater, ceiling light, door to Kitchen/Diner

Kitchen/Diner
15'1" x 7'1" (4.60 x 2.16)
With base units, electric hob and oven, sink unit and drainer, plumbed for washer, under stairs pantry cupboard, two uPVC double glazed windows, composite door access to the rear.

First Floor Landing
With uPVC double glazed window to the side, ceiling light and doors off.

Bedroom One
13'4" x 12'6" (4.06 x 3.81)
With uPVC double glazed bay window to the front, wall mounted electric storage heater and ceiling light.

Bedroom Two
10'0" x 8'9" (3.05 x 2.67)
With uPVC double glazed window to the rear, cupboard housing hot water system and ceiling light.

Bathroom
With a three piece suite comprising low suite W.C. pedestal wash hand basin and panelled bath and opaque uPVC double glazed window to the rear.

Outside
To the front are double gates and a front garden with access to the side area.

Rear Garden
A fabulous rear garden being partially laid to lawn with flowerbed borders and access to basement room.

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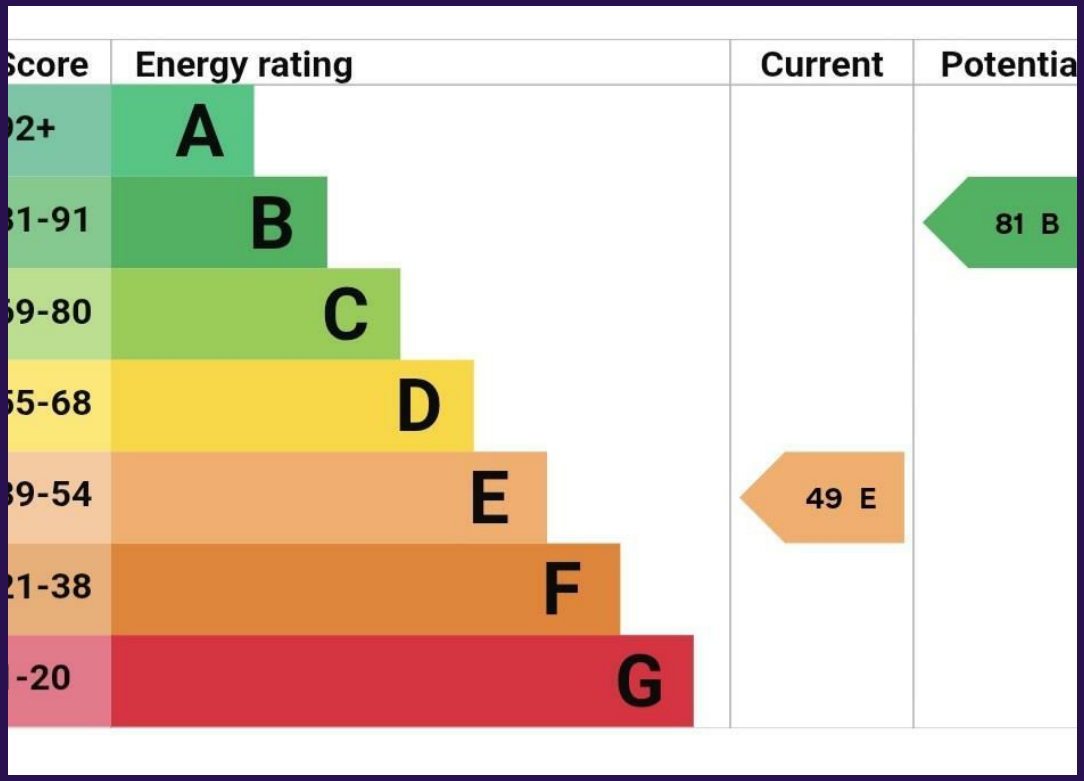
Score
Energy rating
Current
Potentia
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
49 E
81 B

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

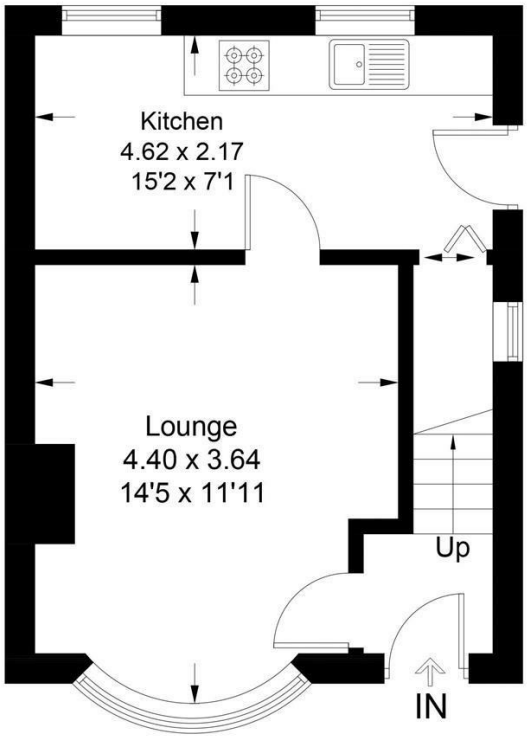
Floor Area – sq ft

Tenure – Freehold

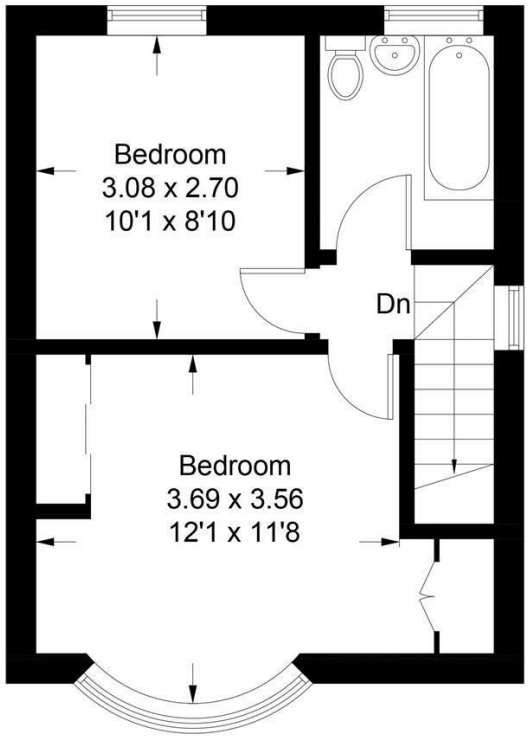
EPC Rating –

South end

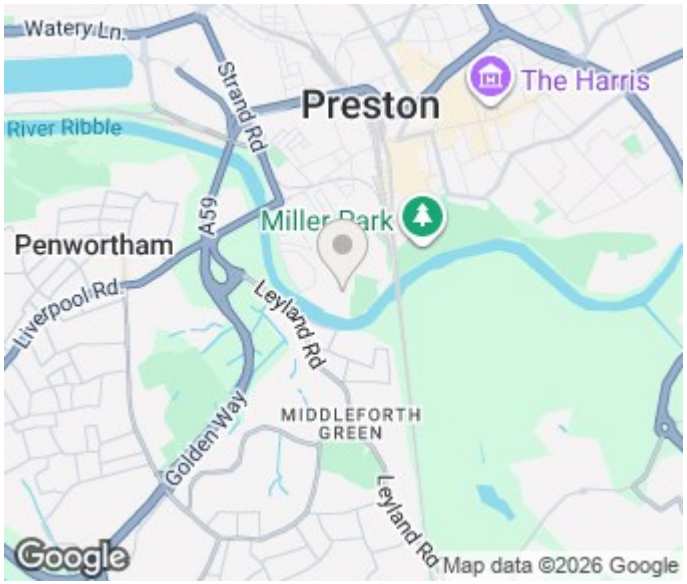
Approximate Gross Internal Area = 58.8 sq m / 633 sq ft

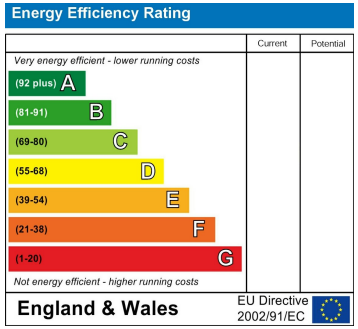


Ground Floor



First Floor





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.

Marie Holmes Estate Agents

36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

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