



8 Beamont Drive Preston PR1 8UN

£165,000

3 bedrooms · 1 bathroom · 70 m² · End Terrace House

Three-bedroom end-terrace house with garden and established outdoor space

This three-bedroom end-terrace house combines a practical residential layout with established outdoor space, including a paved patio, grassed garden and mature planting. The red-brick exterior, pitched tiled roof and white-framed windows give the property a familiar, traditional appearance, while the covered entrance porch, steps and metal railings provide a defined approach to the front door.

The home provides 70 m² of accommodation and includes one bathroom. A bedroom shown with a bed, mirrored freestanding wardrobe, desk and office chair demonstrates the flexibility available for sleeping, study or home working, while a wide multi-pane window and ceiling spotlights bring useful natural and directed light to the room. Further internal accommodation is arranged across the three bedrooms and bathroom, with the precise configuration best appreciated during a viewing.

Outside, the garden includes paved areas alongside the brick wall together with lawn, low vegetation, mature shrubs and trees, including a tall evergreen and a leafy tree. Timber fencing, a timber gate and brick boundary walls define parts of the garden. Paved parking areas and an asphalt roadway are visible within the surrounding development, although no specific parking rights or allocation are stated.

The property is leasehold, with a lease term of 999 years from 1 January 1995, and has an EPC rating of D and Council Tax Band B. Its Preston setting also places The Harris cultural hub at Market Square, Preston (Lancs) station on Fishergate and Preston Bus Station among the named local facilities and transport points.

Contact Prime Exit Homes to arrange a viewing and assess the accommodation, garden and wider setting in person.

KEY FACTS

Price

£165,000

Property type

End Terrace House

Bedrooms

3

Bathrooms

1

Floor area

70 m²

Tenure

Leasehold

EPC rating

D

Council tax

Band B

Postcode

PR18UN





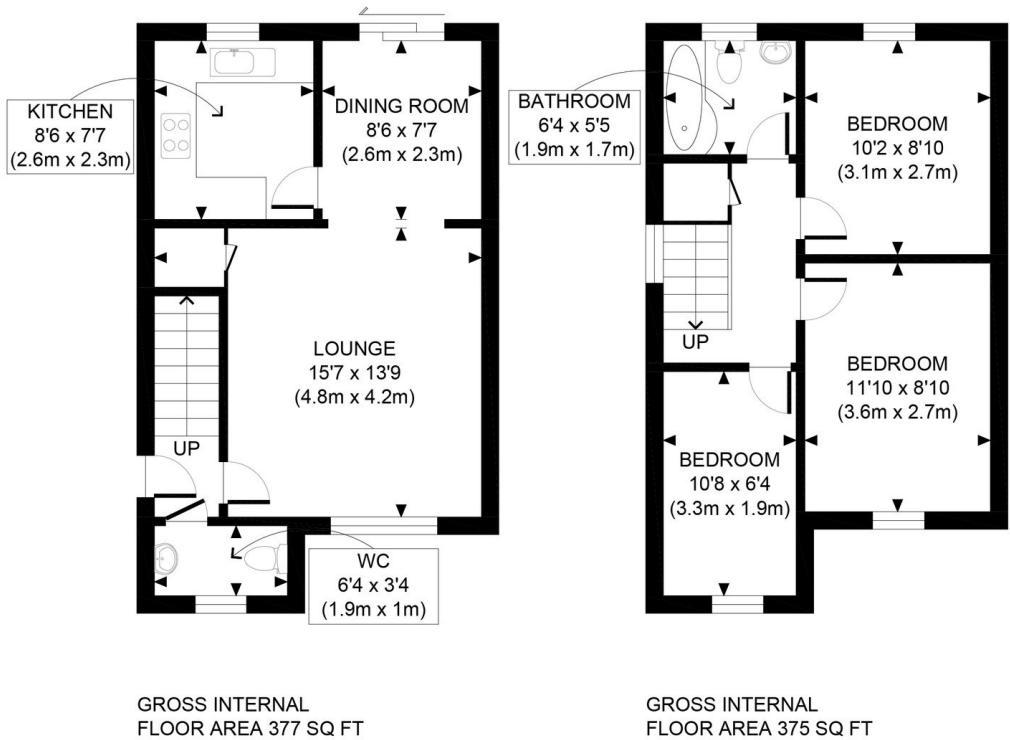








Floorplan



APPROX. GROSS INTERNAL FLOOR AREA 752 SQ FT / 70 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Beaumont
	date 26/08/26
	photoplan 

Plan for identification and guidance only. Not to scale.

PARTICULARS

Property type	End Terrace House	Bedrooms	3
Bathrooms	1	Floor area	70 m²
Tenure	Leasehold	EPC rating	D
Council tax	Band B	Postcode	PR1 8UN

KEY FEATURES

- Three-bedroom end-terrace house
- One bathroom
- 70 m² floor area
- Paved patio and grassed garden
- Mature shrubs and trees
- Covered entrance porch with steps and railings
- Leasehold with 999-year term from 1 January 1995
- EPC rating D and Council Tax Band B

Arrange a viewing

Viewings by appointment

Contact Prime Exit Homes to arrange a viewing.

MATERIAL INFORMATION

Lease term: 999 years from 1 January 1995

Ground rent: As therein mentioned

Other estate charges: Registered charge dated 26 May 2006 in favour of Yorkshire Building Society



0113 519 7265

hello@primeexit.co.uk
primeexithomes.co.uk

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