

# GUILDHALL

SALES & LETTINGS



## 82 Basil Street

, Preston, PR1 6XT

£155,000



**\*\*THREE BEDROOMED SEMI-DETACHED PROPERTY WITH NO CHAIN DELAY!\*\***

Guildhall Sales and Lettings are delighted to present to the market this three-bedroom semi-detached home, offering excellent potential for buyers looking to renovate and add value. Available to cash buyers only, this property is situated in a popular residential area of Preston, conveniently positioned for local amenities, schools, transport links and Preston City Centre.

The accommodation briefly comprises an entrance hallway, spacious lounge and fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, in addition to a family bathroom.

Externally, the property enjoys a driveway providing off-road parking, a detached garage and an enclosed rear garden, offering excellent outdoor space.



## Ground Floor

Lounge

Kitchen

First Floor

Bathroom

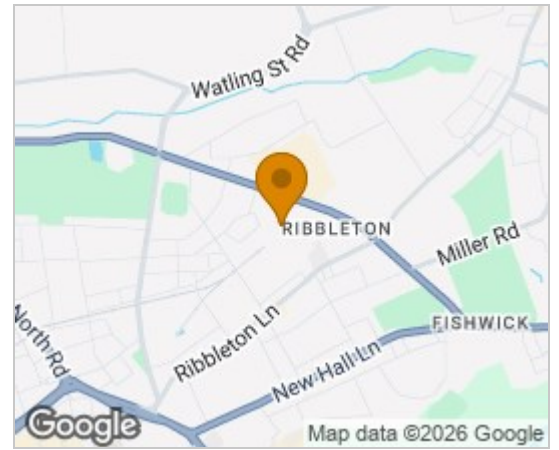
Bedroom One

En Suite

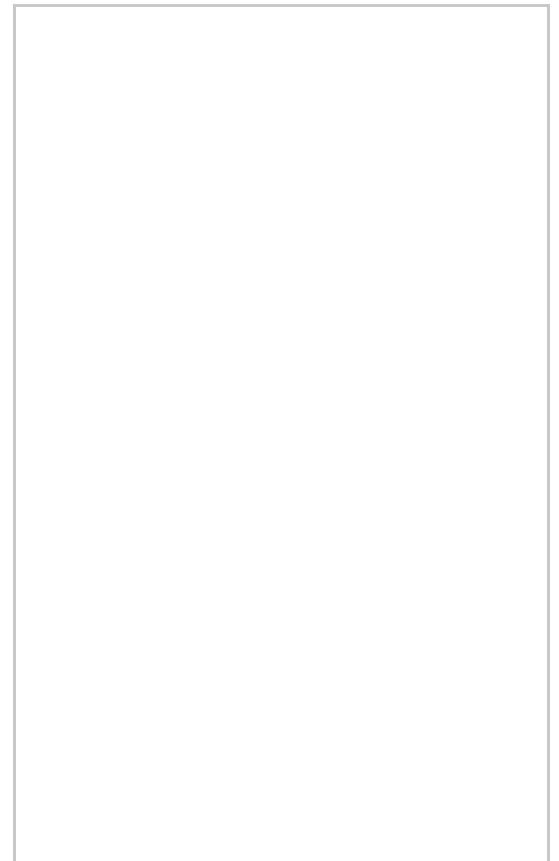
Bedroom Two

Bedroom Three


## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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.

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