



**Bleasdale Street East, Preston**

**Offers Over £80,000**

Ben Rose Estate Agents are pleased to present to market this well maintained first floor apartment, ideally suited to couples and first time buyers, situated in a convenient location in Preston. Offering comfortable and practical living accommodation throughout, this home presents an excellent opportunity for those looking to step onto the property ladder or invest. The property enjoys close proximity to Preston City Centre, where a wide range of shops, restaurants, leisure facilities and everyday amenities can be found. Excellent transport links are available nearby, including rail services from Preston railway station and easy access to the M6 and M61 motorways, making it ideal for commuters.

Upon entering the property at ground floor level, you are welcomed by an entrance hall with stairs leading to the main accommodation on the first floor. Here, you will find a spacious lounge and dining room, offering a bright and comfortable living space with a door opening onto a private balcony. Just off the lounge is a modern fitted kitchen, well equipped with ample storage and workspace, creating a practical setting for cooking and entertaining.

The first floor also hosts the sleeping accommodation, comprising a generous master double bedroom and a second well proportioned double bedroom, both providing comfortable and versatile living space. Completing the interior is a modern three piece family bathroom, finished to a good standard and conveniently located to serve all rooms.

Externally, the property benefits from street parking to the front, offering convenient access for residents and visitors. There is also access to a communal outdoor space, providing a pleasant area to relax and enjoy the surroundings. This apartment represents an excellent opportunity to acquire a well located home with practical living space and great local connections.

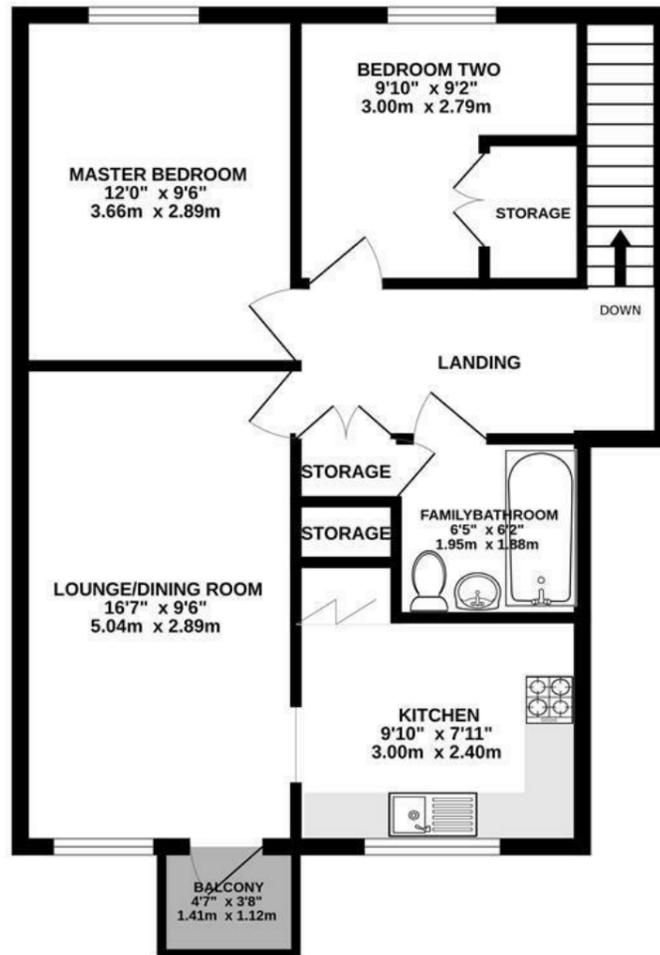
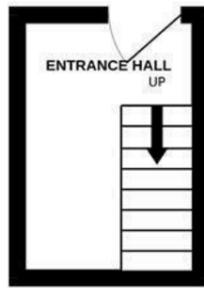






GROUND FLOOR  
56 sq.ft. (5.2 sq.m.) approx.

FIRST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.

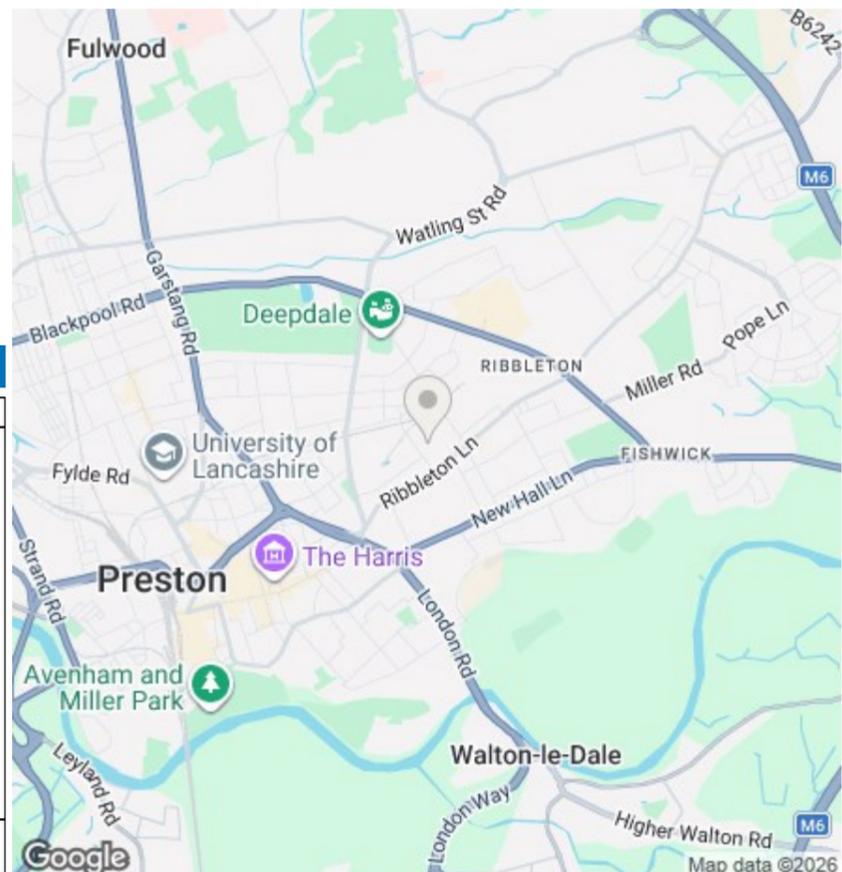


TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	