Jones Cameron









51 The Paddock, Fulwood, PR2 8GL

Asking Price £55,000

- Walking Distance To Preston Hospital And College
- Excellent Potential Investment Opportunity
- Low Running Costs
- Popular Fulwood Location
- Ammenities At Your Doorstep!
- Communal Grounds and Parking

86 Plungington Road, Preston, Lancashire, PR1 7RA
01772 888 887
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www.jonescameron.co.uk

51 The Paddock, Fulwood PR2 8GL

An exceptional opportunity has arisen to acquire this well-proportioned one-bedroom purpose-built flat, situated in the ever-popular residential area of Fulwood, Preston. Offering an ideal purchase for first-time buyers stepping onto the property ladder or buy-to-let investors seeking a reliable addition to their portfolio, this leasehold home combines practical living space with unbeatable local convenience.

Upon entering the property, you are welcomed into a bright and inviting living space designed for both relaxation and everyday comfort. Large windows allow natural light to flood the main living area, creating a warm and airy atmosphere throughout the day. Flowing seamlessly from the living accommodation is a well-appointed, functional kitchen offering ample storage and preparation space for daily cooking.

The property boasts a generously sized double bedroom that provides a peaceful retreat, alongside a clean and well-maintained bathroom suite. Falling under Council Tax Band A and holding an Energy Performance Certificate rating of D, the apartment offers manageable running costs alongside strong broadband and mobile connectivity.

Location is a standout feature of 51 The Paddock. Positioned within easy walking distance of Royal Preston Hospital, Preston College, and an array of local shops, supermarkets, and everyday amenities, everything you need is right on your doorstep. For those commuting further afield, the property provides effortless access to Preston city centre as well as major transport links including the M6 and M55 motorways.

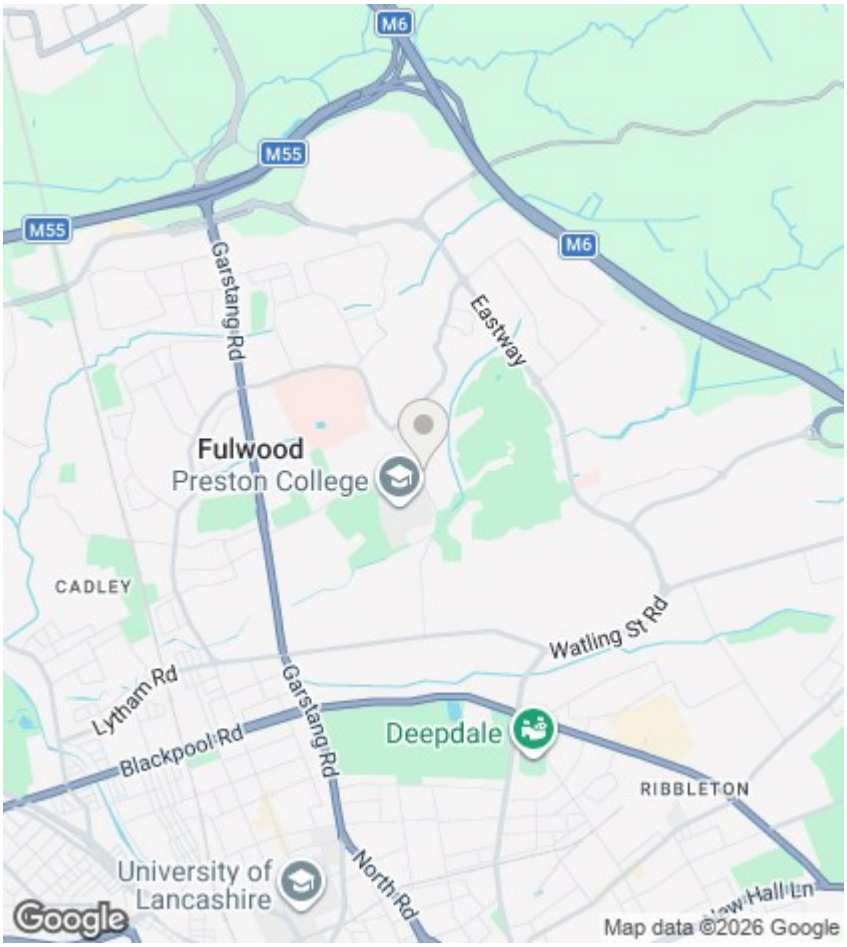

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Council Tax Band: A



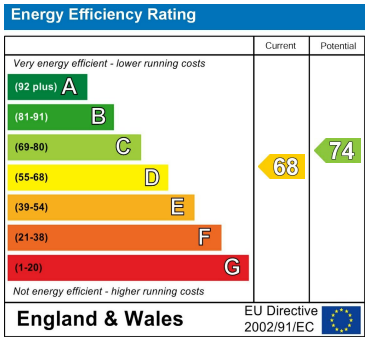
Directions

Viewings

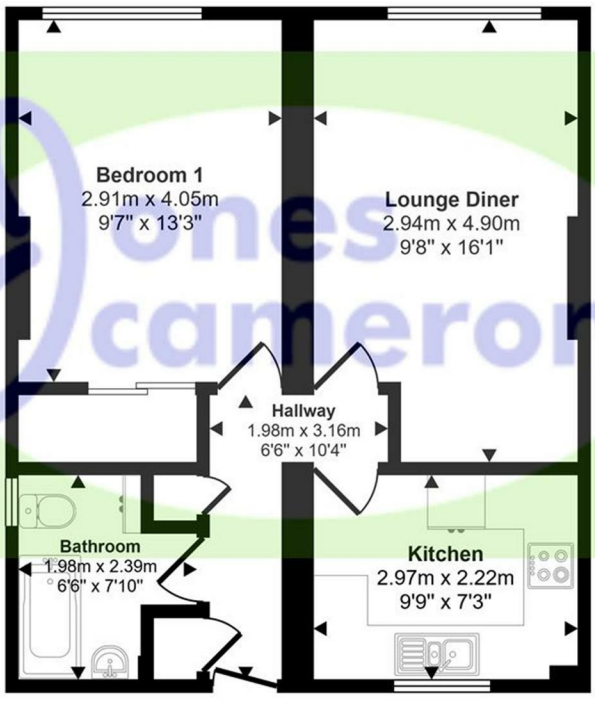
Viewings by arrangement only. Call 01772 888 887 to make an appointment.

EPC Rating:

D



46 sq m / 495 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

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