



**112 Wellington Street, Preston, PR1 8TR**

**£945 Per Month**

- Three bedrooms
- Modern kitchen, sleek design
- New carpets fitted soon
- Terraced house on Wellington St
- Viewing highly recommended
- Two reception rooms
- Three-piece bathroom
- Good residential location
- Easy access to transport links

# 112 Wellington Street, Preston PR1 8TR

A well-presented three-bedroom home situated on the popular Wellington Street in Preston, offering generous living space and a practical layout that's ideal for families, couples, or professionals.

The property features two spacious reception areas, including a comfortable living room and a separate dining room, providing plenty of space for relaxing, entertaining, or working from home. The modern fitted kitchen offers ample storage and workspace, making everyday cooking both convenient and enjoyable.

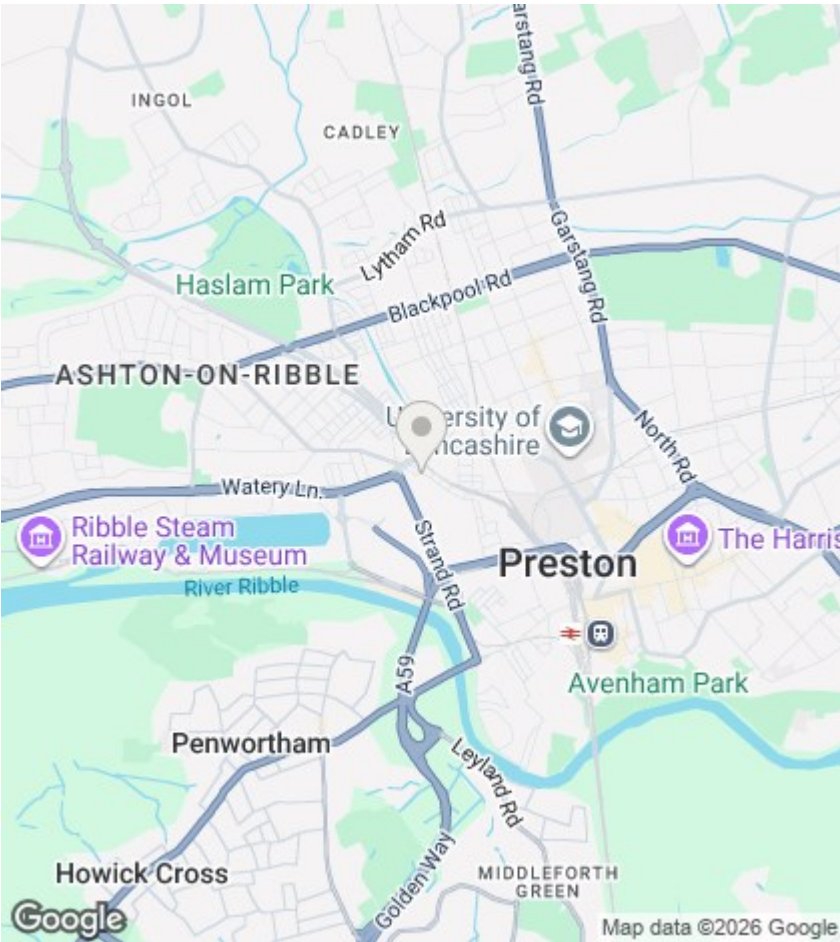
Upstairs, you'll find three bedrooms, along with a contemporary three-piece family bathroom comprising a bath with shower over, wash basin, and WC.



Council Tax Band: A







Directions

Viewings

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

EPC Rating:  
D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 60      | 75                      |
| England & Wales                             |         | EU Directive 2002/91/EC |