

GUILDHALL

SALES & LETTINGS



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29 Elmsley Street

, Preston, PR1 7XD

Offers Over £130,000



****THREE BEDROOMED END TERRACED PROPERTY WITH NO CHAIN DELAY!!****

A deceptively spacious three-bedroom end-terraced property, offered for sale with no chain delay, making it an ideal purchase for first-time buyers, families, or investors alike.

The accommodation briefly comprises two generous reception rooms, a fitted kitchen, and a useful lean-to area providing additional storage or utility space. To the first floor are two well-proportioned bedrooms and a family bathroom, whilst the third bedroom is situated on the second floor, offering a versatile space ideal as a main bedroom, guest room, or home office.

Externally, the property benefits from an enclosed rear yard, perfect for outdoor seating and low-maintenance living, together with convenient on-street parking to the front.

Early viewing is highly recommended to appreciate the size and potential this home has to offer.



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Ground Floor

Lounge 13'5" x 11'1" (4.10 x 3.4)

Sitting Room 10'2" x 14'1" (3.10 x 4.30)

Kitchen / Breakfast Room 9'10" x 9'10" (3.0 x 3.0)

Lean To

First Floor

Bedroom One 11'9" x 14'1" (3.60 x 4.30)

Bedroom Two 8'6" x 7'6" (2.6 x 2.3)

Bathroom 8'6" x 4'7" (2.6 x 1.4)

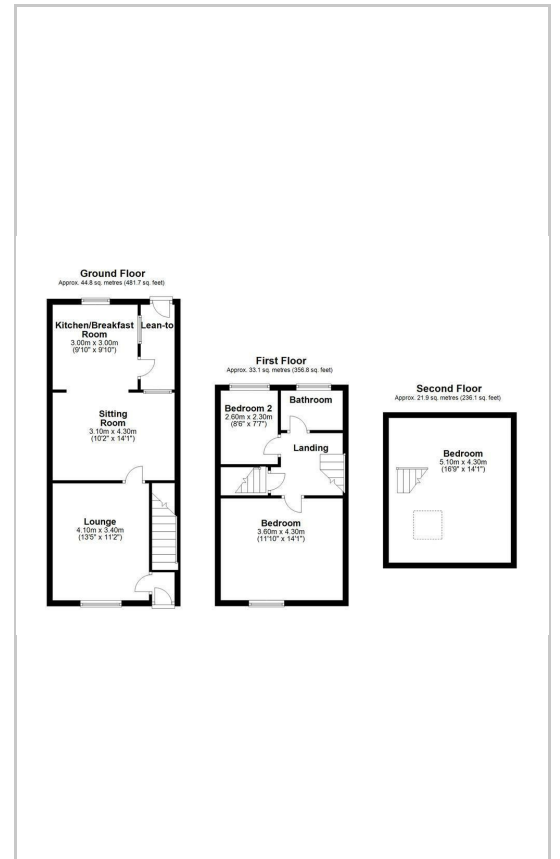
Second Floor

Bedroom Three 16'8" x 14'1" (5.10 x 4.3)


Area Map



Floor Plans



Energy Efficiency Graph

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

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