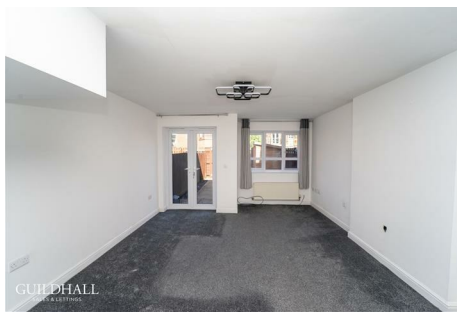


GUILDHALL

SALES & LETTINGS



9 Maple Leaf Close Ingol, Preston, PR2 7DZ

Welcome to this charming mid-terraced house located on Maple Leaf Close in the desirable area of Ingol, Preston. This delightful property offers a comfortable living space, featuring two well-proportioned bedrooms, perfect for small families or professionals seeking a cosy home.

As you enter, you will find a welcoming reception room that provides an ideal space for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that you feel at home from the moment you step inside. The property also boasts a modern bathroom, designed for convenience and comfort.

One of the standout features of this home is the parking space available for one vehicle, a valuable asset in today's busy world. The location is particularly advantageous, with excellent transport links and a variety of local amenities just a stone's throw away. Whether you need to commute to work or enjoy the local shops and services, everything you need is within easy reach.

This property is available to rent at a competitive price of £850 per calendar month, making it an attractive option for those looking to settle in a vibrant community. With its appealing features and convenient location, this mid-terraced house is sure to attract interest. Don't miss the opportunity to make this lovely property your new rental home.

£850 PCM

9 Maple Leaf Close

Ingol, Preston, PR2 7DZ



- Mid Town House
- Three Piece Bathroom
- Council Tax Band: B
- EPC Rating: C
- Two Bedrooms
- Driveway for Off Road Parking
- Sought After Location
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Downstairs W.C

Hall

Reception Room

18'3 x 12'9 (5.56m x 3.89m)

Kitchen

12'11 x 6'10 (3.94m x 2.08m)

WC

Landing

8'4 x 7'0 (2.54m x 2.13m)

Bathroom

7'0 x 6'3 (2.13m x 1.91m)

Bedroom 1

12'8 x 10'4 (3.86m x 3.15m)

Bedroom 2

10'6 x 8'4 (3.20m x 2.54m)

Front

Rear

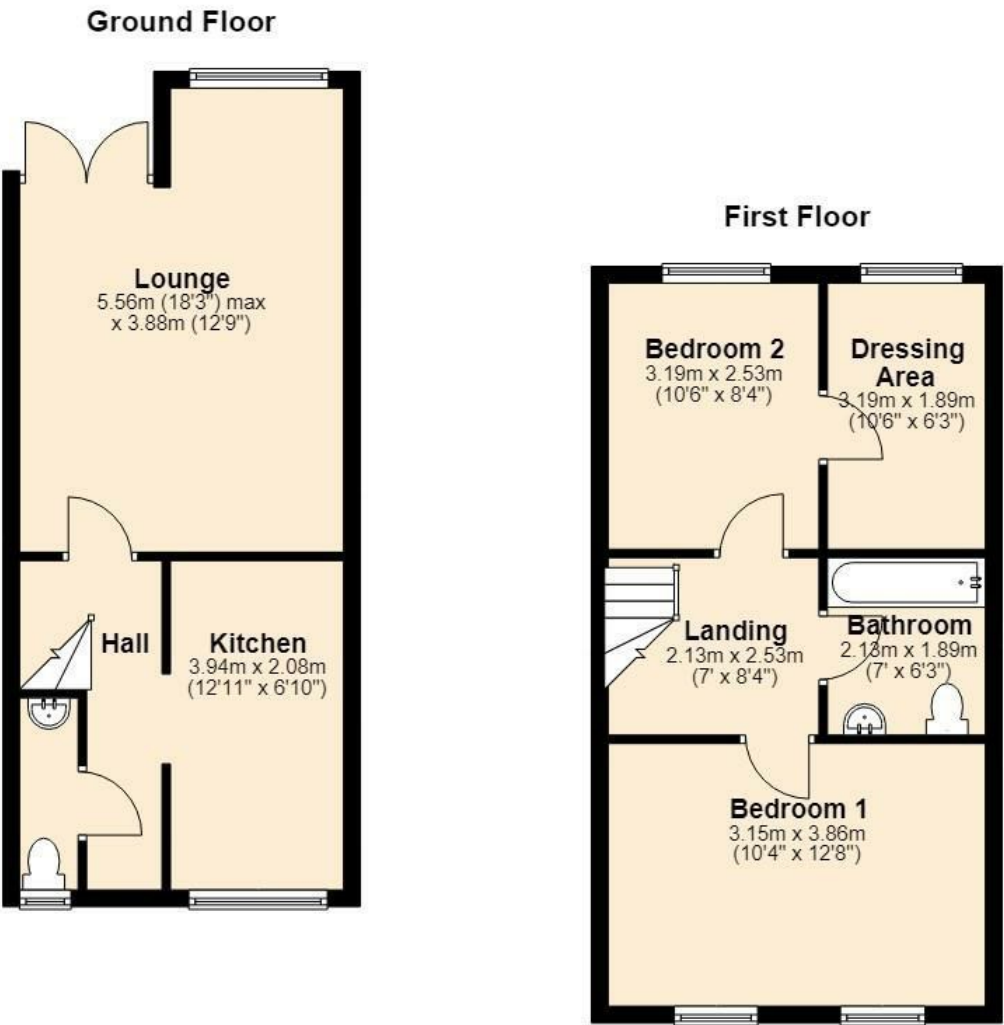


Directions





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC