

GUILDHALL

SALES & LETTINGS



11 Russell Avenue

, Preston, PR1 5TP

Offers Over £160,000



****THREE BEDROOMED SEMI-DETACHED PROPERTY IN A POPULAR LOCATION****

Three-bedroom semi-detached property offering well-proportioned accommodation throughout, ideal for first-time buyers, families and investors alike.

The property benefits from a generous, laid-to-lawn rear garden providing excellent outdoor space, whilst to the front there is a driveway offering off-road parking.

Conveniently located within easy reach of local amenities, schools, transport links and Preston city centre, this home presents an excellent opportunity and early viewing is highly recommended.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.

****When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before a memorandum of sale can be issued.****



Ground Floor

Entrance Hallway 15'11" x 5'7" (4.86 x 1.72)

Lounge 14'1" x 11'2" (4.31 x 3.41)

Dining Room 10'2" x 8'5" (3.10 x 2.59)

Kitchen 8'7" x 8'3" (2.64 x 2.54)

First Floor

Bedroom One 13'1" x 10'0" (4.01 x 3.06)

Bedroom Two 11'5" x 11'2" (3.50 x 3.41)

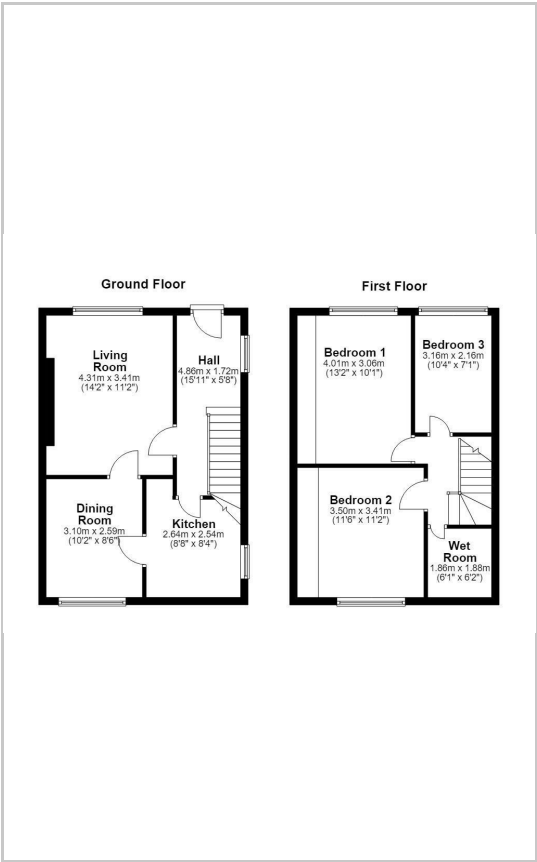
Bedroom Three 10'4" x 7'1" (3.16 x 2.16)

Wet Room 6'1" x 6'2" (1.86 x 1.88)

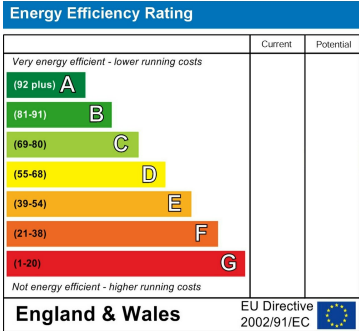
Area Map



Floor Plans



Energy Efficiency Graph



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.