



GUILDHALL
SALES & LETTINGS

36 Greenbank Avenue

, Preston, PR1 7QB

Offers Over £130,000



****SPACIOUS TWO BEDROOMED PROPERTY WITH LOFT ROOM AND NO CHAIN DELAY!!****

A well-presented two-bedroom terraced property offered with no onward chain, making it an ideal purchase for first-time buyers or investors alike.

The accommodation briefly comprises a welcoming reception room to the front, leading through to a fitted kitchen with access to a useful downstairs utility room and bathroom. To the first floor are two well-proportioned bedrooms and a family bathroom. Additionally, the property benefits from a versatile loft room, ideal for storage or potential further use (subject to relevant regulations).

Externally, there is an enclosed rear yard providing private outdoor space, while on-street parking is available to the front.

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



Ground Floor

Living Room 12'8" x 13'10" (3.87 x 4.24)

Kitchen 10'7" x 11'4" (3.23 x 3.47)

Utility Room 4'6" x 4'11" (1.38 x 1.52)

Bathroom 4'9" x 4'11" (1.47 x 1.52)

First Floor

Bedroom One 11'2" x 13'10" (3.42 x 4.24)

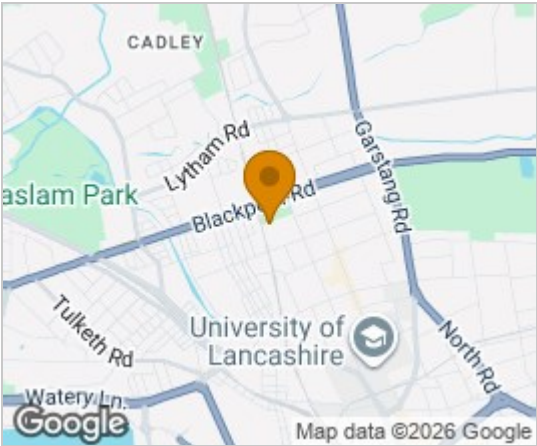
Bedroom Two 12'0" x 8'7" (3.68 x 2.63)

Bathroom 5'7" x 4'9" (1.72 x 1.47)

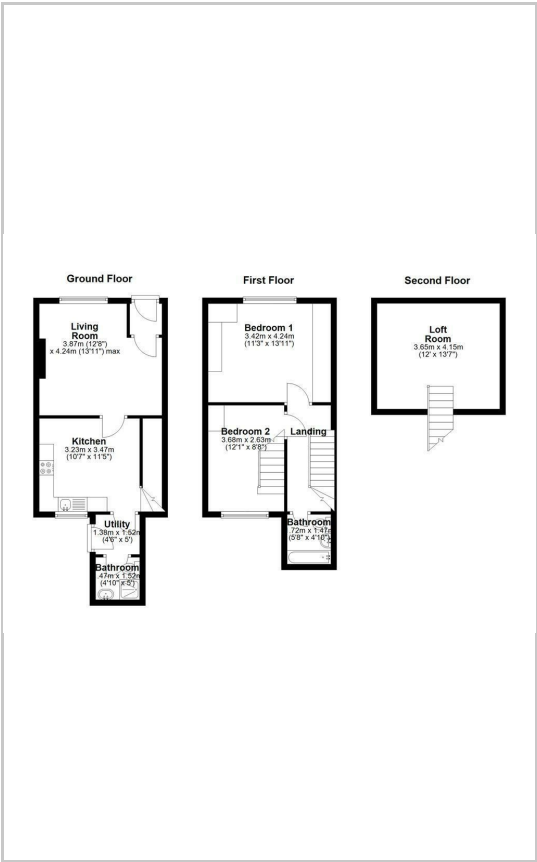
Second Floor

Loft Room 11'11" x 13'7" (3.65 x 4.15)

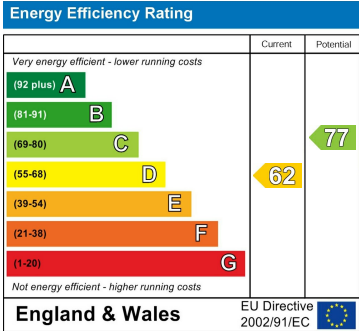
Area Map



Floor Plans



Energy Efficiency Graph



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