tempo

LOCAL & ONLINE ESTATE AGENTS

£128,000

West Cliff, Preston, Lancashire, PR1 8HU

- SPACIOUS ONE BEDROOM TOP FLOOR APARTMENT
- OPEN PLAN LIVING DINING KITCHEN
- VERSATILE HOME OFFICE SPACE
- LOCATED ON QUIET LEAFY STREET WITH VICTORIAN CHARM
- OFF ROAD PRIVATE PARKING TO THE REAR
- SET IN STUNNING CONVERTED GRADE II LISTED BUIDING WITH ORIGINAL FEATURES
- MODERN KITCHEN WITH INTEGRATED APPLIANCES AND BREAKFAST BAR SEATING
- LOVELY BATHROOM WITH FREESTANDING BATH & SEPARATE SHOWER
- CLOSE TO PRESTON CITY CENTRE, UNIVERSITIES AND TRAIN STATION

Contact Annette & Team Tempo NOW

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West Cliff, Preston PR1 8HU

This Stylish Grade II Listed Conversion is handily positioned on a quiet, leafy street and has been tastefully converted to combine the very best of old and new. This one bedroom top floor apartment is in a large Victorian residence at the end of a leafy no through-road. It's only a 15 minute stroll to the city centre and even closer to the river for pleasant strolls. Briefly comprising:- communal entrance and stairs leading to the second floor, private entrance hall, fantastic open plan living dining kitchen, versatile home office space, 1 double bedroom and a spacious bathroom with four piece suite. It has lovely landscaped communal gardens at the rear and a large gated car park where you receive an allocated space.

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Council Tax Band: A

Tenure: Leasehold

Hall

Private entrance door leading into the hall. Inner door opens to:

Open Plan Living Dining Kitchen

24'1" x 19'10"

This spacious open plan living, dining and kitchen area offers a bright and welcoming space with a large window allowing plenty of natural light to fill the room. The kitchen features contemporary walnut cabinetry and a peninsular breakfast bar with inset hob and suspended extractor hood above. Eye level double oven and integrated fridge. The spacious room is complemented by a striking brick feature wall and a classic fireplace. The laminate wood flooring runs throughout, creating a warm and cohesive look. Adjacent to this space is a versatile home office area, separated by a curved glass block wall, providing a quiet and functional workspace with its own window and ceiling window. The room benefits from exposed wooden beams, adding character and charm to the contemporary design. Inset downlighters and two electric panel heaters.

Bedroom

14'3" x 16'9"

The bedroom features a spacious layout with a vaulted ceiling and exposed brickwork, creating a cozy yet airy atmosphere. The room is carpeted and benefits from a window that allows natural light to enter. The exposed wooden beam adds architectural interest and warmth to the space. Inset ceiling downlighters and electric panel heater.

Bathroom

10' x 8'5"

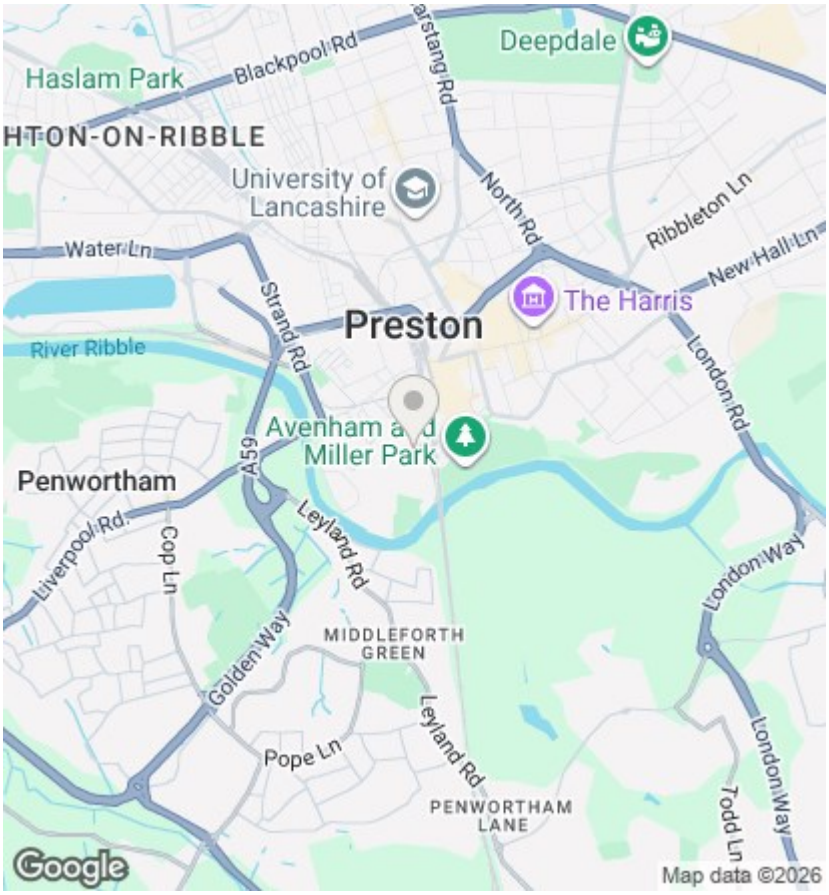
This bathroom is fitted with a stylish freestanding bath positioned under a large window, and a separate step in shower cubicle with glass door. The walls and floors are tiled in a neutral palette, creating a clean and spacious feel. There is also a contemporary basin set on a dark vanity unit, a toilet, underfloor heating and a heated towel rail and inset ceiling downlighters combining practicality with modern design.

Front Exterior

The front exterior of the property is characterised by its traditional red-brick façade with decorative stone window and door surrounds. The entrance features a black front door, flanked by tall sash windows that bring natural light to the interior. A short wrought iron fence lines the pavement, adding a touch of classic charm to the street-facing aspect.

Rear Garden

Outside, a set of stone steps descends from a neatly maintained grassy area, bordered by low brick walls and mature shrubs. Beyond the steps, there is a paved parking area for several cars, and the view extends to an open green space, providing a pleasant outlook and a sense of openness around the property.



Notice

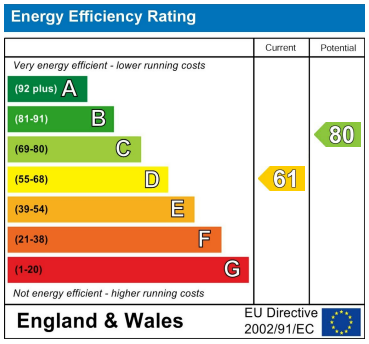
Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

D



87.8 sq.m. (945 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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