tempo

LOCAL & ONLINE ESTATE AGENTS

£128,000

West Cliff, Preston, PR1 8HU

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

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 ground floor apartment with a private entrance, 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:- private entrance, entrance hall, fantastic open plan living dining kitchen, versatile home office room, 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.

1 1 1 D

Council Tax Band: A

Tenure: Leasehold

Entrance Hall

Private wooden entrance door opens into a good sized entrance hall with tiled floor, window and built in cupboard housing the hot water cylinder and electric panel heater. Further door to the inner hall, with doors to:

Open Plan Living Dining Kitchen

25'3" to Bay x 14'9"

This open plan lounge and kitchen room benefits from a spacious layout with natural light pouring in through a large bay window, providing pleasant views outside. The kitchen area is fitted with wooden cabinetry paired with modern black countertops, including an island, that offers additional workspace and storage and integrated appliances. The room features laminate wooden effect flooring throughout and inset ceiling downlighters that enhance the contemporary feel, making this a welcoming and versatile living space. Two electric panel heaters.

Bedroom

14'7" x 11'2"

This double bedroom has a good-sized floor area, carpeted throughout for warmth and comfort. It includes a window that brings in light, with neutral walls that create a calm atmosphere. The room is sizeable enough to accommodate bedroom furniture, with several features typical of the property's character such as deep skirting boards and ceiling coving.

Office

14'7" x 6'11"

A compact office space with a deep carpet and plain walls, illuminated by ceiling spotlights. The room is functional and quiet, suitable for work or study.

Bathroom

8'10" x 6'7"

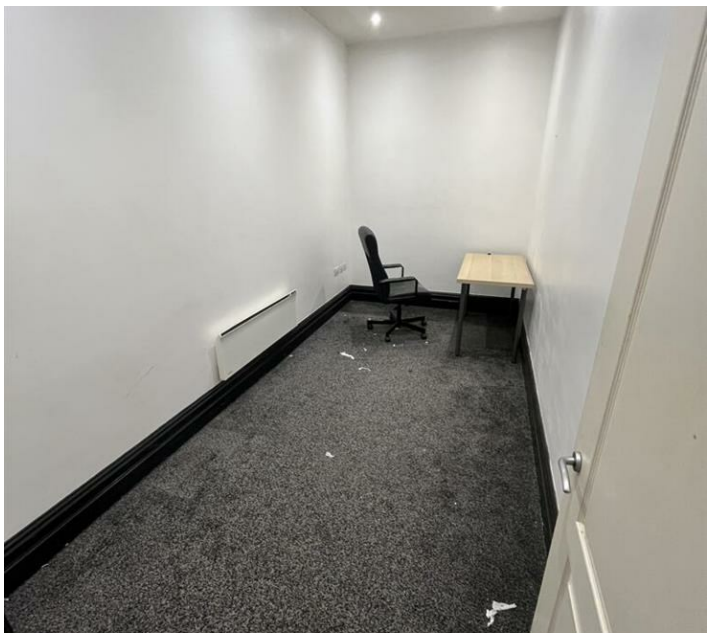
The spacious bathroom offers a blend of classic and modern features, including a freestanding bath and a separate shower cubicle with glass door. The walls are fully tiled in a soft beige tone, complemented by matching floor tiles. The room includes a white basin with storage beneath and a toilet, all arranged to maximise space while maintaining comfort and style. A frosted window allows natural light yet preserves privacy. Inset ceiling downlighters and heated towel ladder.

Front Exterior

The exterior showcases a handsome red brick Victorian-style façade with tall sash windows and stone detailing around the doors and windows. There is a side wrought iron security gate giving access via steps, to the private entrance to the apartment at the rear of the building.

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 with several cars, and the view extends to an open green space, providing a pleasant outlook and a sense of openness around the property.



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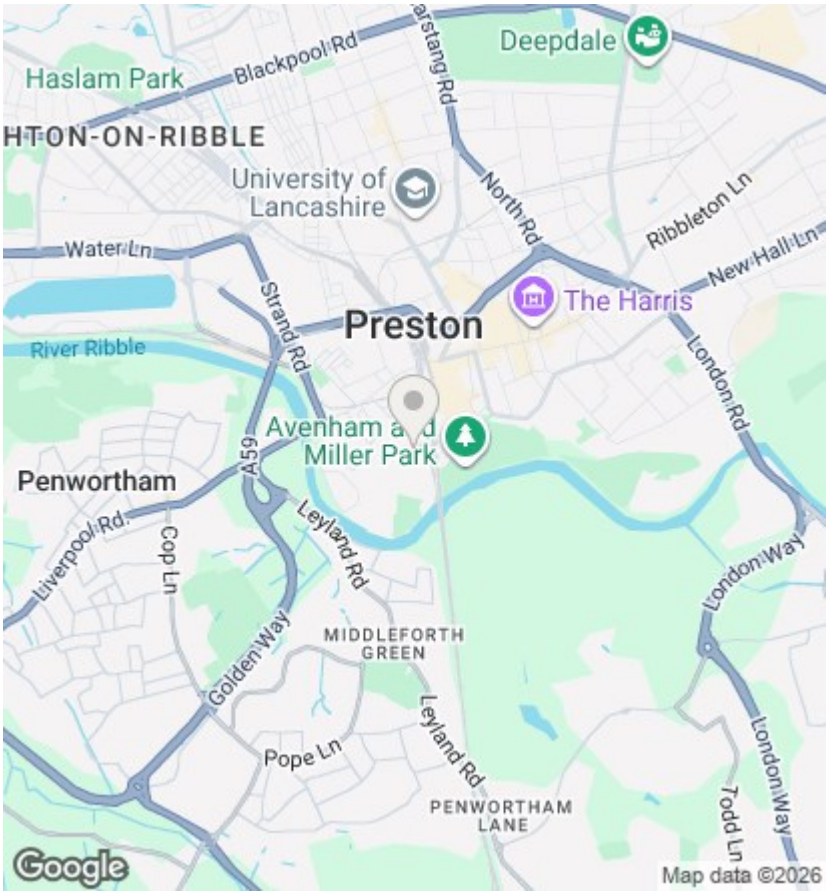


Notice

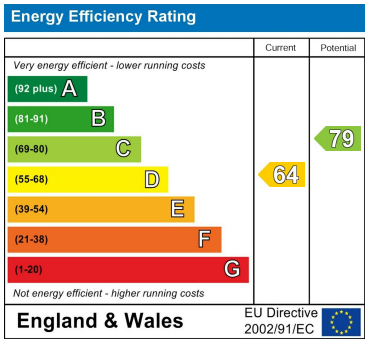
Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

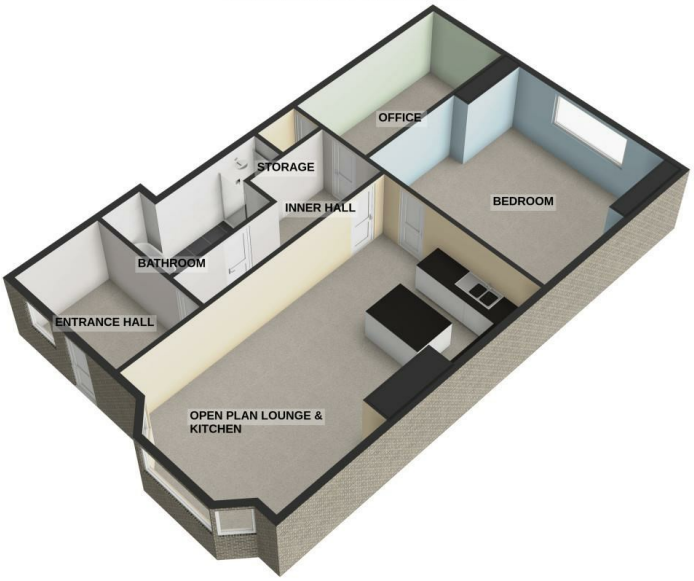
Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

D



96.4 sq.m. (1038 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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