



23 SOUTH END

PRESTON, PR1 8HA

ASKING PRICE £135,000
FREEHOLD

A great opportunity to purchase a semi detached house set in the popular location of Broadgate being within walking distance of river side walks and Preston's award winning parks, Miller and Avenham, as well as easy access on foot to the City Centre. There are two bedrooms, front lounge room and a dining kitchen, heating is provided via electric storage heaters. There is uPVC double glazing and the property has been well maintained by the current owner, having been in the same family for 80 years. The rear garden is beautiful a great size and a sunny aspect where there is also access to the lower basement room. Being close to local landmarks, bus routes, Preston Train Station and local schools. Viewing is essential to fully appreciate the location and setting of this lovely home. We are offering this property with No Chain Delay.

MARIE HOLMES

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- 1930's Semi Detached House in Quiet Cul De Sac • Popular Location • Two Bedroom • Electric Storage Heaters • uPVC Double Glazing • Beautiful Rear Garden • Useful Basement Room • Walking Distance To City Centre • Great Landmark Walks • Close to Avenham & Miller Parks



Entrance Hall

With door to front, stairs to first floor and door to lounge.

Lounge

16'0" x 12'0" (4.88 x 3.66 (4.87 x 3.65))

With an electric fire, uPVC double glazed bay window to the front, wall mounted electric storage heater, ceiling light, door to Kitchen/Diner

Kitchen/Diner

15'1" x 7'1" (4.60 x 2.16)

With base units, electric hob and oven, sink unit and drainer, plumbed for washer, under stairs pantry cupboard, two uPVC double glazed windows, composite door access to the rear.

First Floor Landing

With uPVC double glazed window to the side, ceiling light and doors off.

Bedroom One

13'4" x 12'6" (4.06 x 3.81)

With uPVC double glazed bay window to the front, wall mounted electric storage heater and ceiling light.

Bedroom Two

10'0" x 8'9" (3.05 x 2.67)

With uPVC double glazed window to the rear, cupboard housing hot water system and ceiling light.

Bathroom

With a three piece suite comprising low suite W.C. pedestal wash hand basin and panelled bath and opaque uPVC double glazed window to the rear.

Outside

To the front are double gates and a front garden with access to the side area.

Rear Garden

A fabulous rear garden being partially laid to lawn with flowerbed borders and access to basement room.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

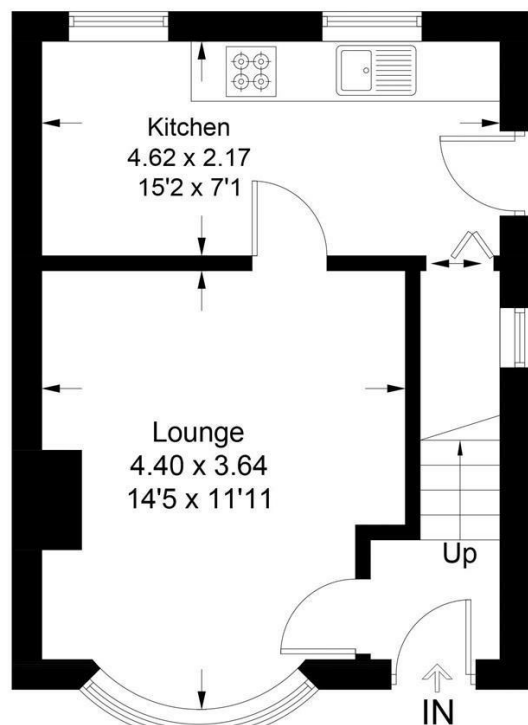
Floor Area – sq ft

Tenure – Freehold

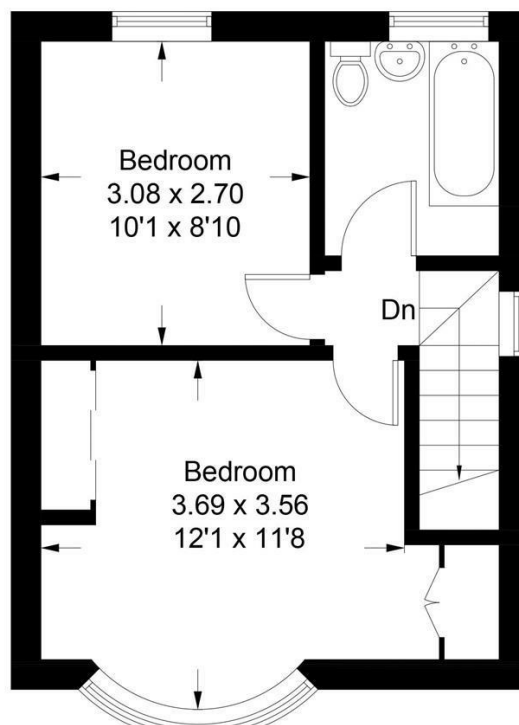
EPC Rating –

South end

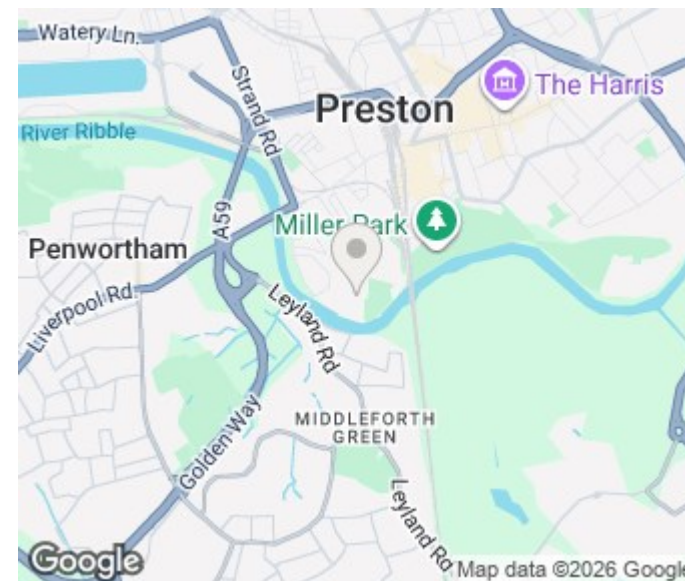
Approximate Gross Internal Area = 58.8 sq m / 633 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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