



Elmsley Street
Preston

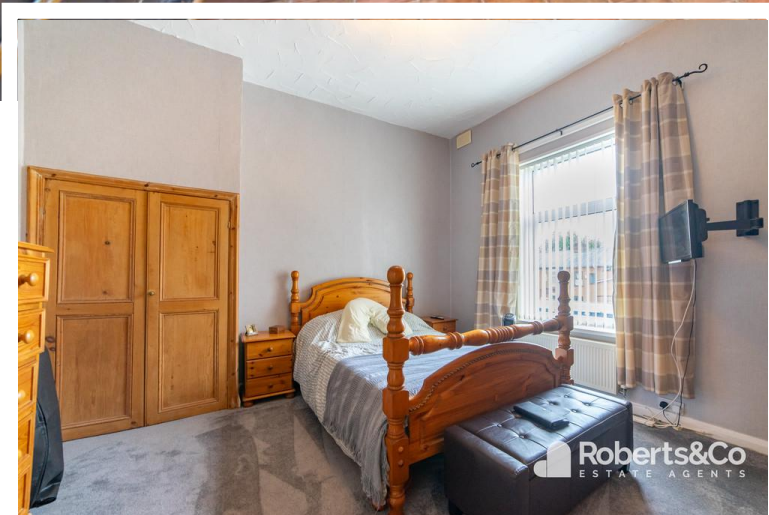
- Great Investment Opportunity
- 2 Bedrooms
- Well Maintained Throughout
- Fitted Kitchen Diner

Offers Over **£102,500**
EPC Rating 'D'





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Property Description

PROPERTY DESCRIPTION

Elmsley Street is popular, and it is within a short drive to Preston City Centre, and has great transport links. Number 22, would make a great investment to add a portfolio. It would make a great rental home. Good location on a cul de sac, two bedrooms and enclosed yard. Being well maintained throughout, with brand new carpets throughout, the property is ready to move into.

The property is laid out in a traditional way with a vestibule, living room, and kitchen diner to the ground floor. To the first floor there are two bedrooms and family bathroom.

The kitchen has vinyl flooring, range of wall and base units with work surfaces over, a Belling range cooker, stainless steel sink/drainer, plumbing for a washing machine or dishwasher, space for a fridge/freezer, door leading out to the rear yard and space for a dining table.

The living has carpet flooring and a large window flooding the room with light.

There are two bedrooms and family bathroom to the



first floor.

To the rear there is an enclosed yard with a wooden shed, and on street parking is available at the front.

LOCAL INFORMATION

PRESTON CITY CENTRE is a city on the north bank of the River Ribble, Lancashire. The city's main high streets are Fishergate and Friargate which offer shops, bars and restaurants with many more tucked away down the side streets. Ideally placed for access to four motorways, the West Coast rail main line and three international airports. Also offering 'The Guild Wheel' which is great for walking and cycling. With paths that run through Avenham and Miller Parks, beside the River Ribble.

VESTIBULE

* UPVC door * Wooden internal door with glass panels *

LIVING ROOM

12' 10" x 13' 7" (3.91m x 4.14m) * UPVC double glazed window * Ceiling light * Central heating radiator * Wood effect laminate flooring * Spot lights in alcove * Gas fire *

KITCHEN DINER

10' 3" x 14' 9" (3.12m x 4.5m) * UPVC double glazed window * Ceiling light * Central heating radiator * Vinyl flooring * UPVC door * Wall mounted boiler * Wooden panelled ceiling * Range of wall and base units * Space and plumbing for washing machine * Space for free standing fridge freezer * Space for gas range cooker * Extractor hood * Stairs to first floor *

LANDING

* UPVC double glazed window * Carpet flooring * Ceiling light *

BEDROOM ONE

12' 11" x 13' 4" (3.94m x 4.06m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator * Built in storage cupboard *

BEDROOM TWO

10' 4" x 6' 9" (3.15m x 2.06m) * UPVC double glazed window * Ceiling light * Carpet flooring * Central heating radiator *

BATHROOM

7' 0" x 4' 4" (2.13m x 1.32m) * UPVC double glazed window * Ceiling light * Vinyl flooring * Part tiled walls * Bath with shower over * WC * Pedestal sink * Extractor fan * Wooden panelled ceiling *

OUTSIDE

* On street parking to the front * Ginnel access to rear

yard * Gated access * Flagged * Wooden shed *
Raised walled borders * Outdoor water tap *

We are informed this property is Council Tax Band A
For further information please check the Government
Website

Whilst we believe the data within these statements to
be accurate, any person(s) intending to place an offer
and/or purchase the property should satisfy
themselves by inspection in person or by a third party
as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this
property now. Our office hours are 9am-5pm Monday
to Friday and 9am-4pm Saturday.

Vestibule
0.89 x 1.03 m
2'11" x 3'4"



Ground Floor

Landing
0.85 x 2.08 m
2'9" x 6'10"

Bathroom
2.16 x 1.33 m
7'0" x 4'4"



Floor 1

Approximate total area⁽¹⁾

59.49 m²

640.37 ft²

Reduced headroom

0.23 m²

2.50 ft²

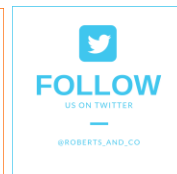
(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements