

Surrey Street, Preston

PR1 4XS

Guide Price **£85,000**





Smart mid terrace property within walking distance of the city centre and with local amenities close at hand. Available with no upward chain this would make an excellent first time buy or investment property where you can expect a return of c 8%.

Step into the main reception room which leads in turn to the dining kitchen comprising a range of wall and base units with space power and plumbing for appliances.

To the first floor are a good sized double bedroom and a comfortable single along with the bathroom.

Externally, a private rear garden gives space to relax and entertain.

Do give us a call to arrange a viewing and make it yours. Council tax A, EPC D, Freehold.

Council Tax band: A

Tenure: Freehold



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Tenure: Freehold

- Close to city centre
- Cul de sac location
- Two bedrooms
- Open plan ground floor
- Private garden
- No upward chain



Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

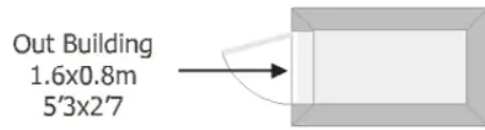
Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

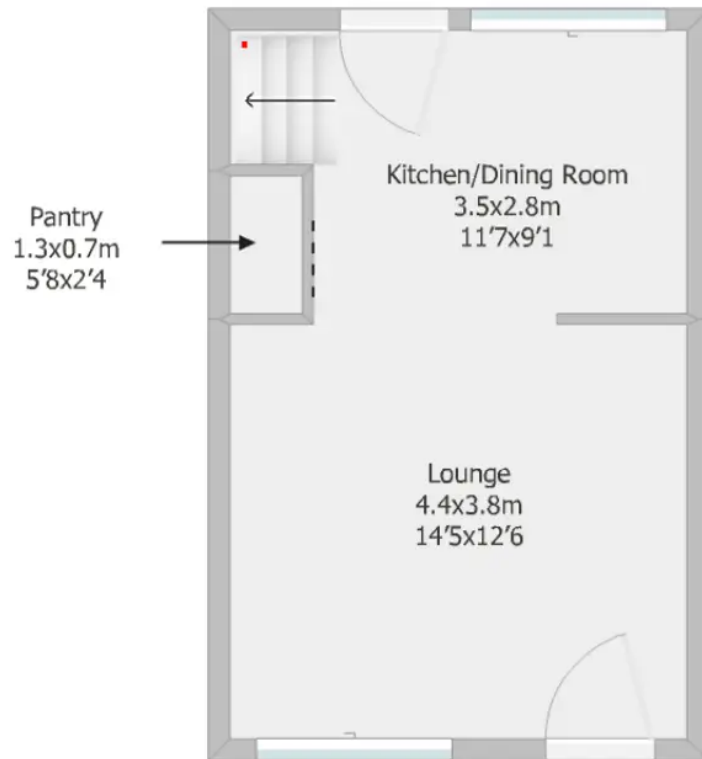
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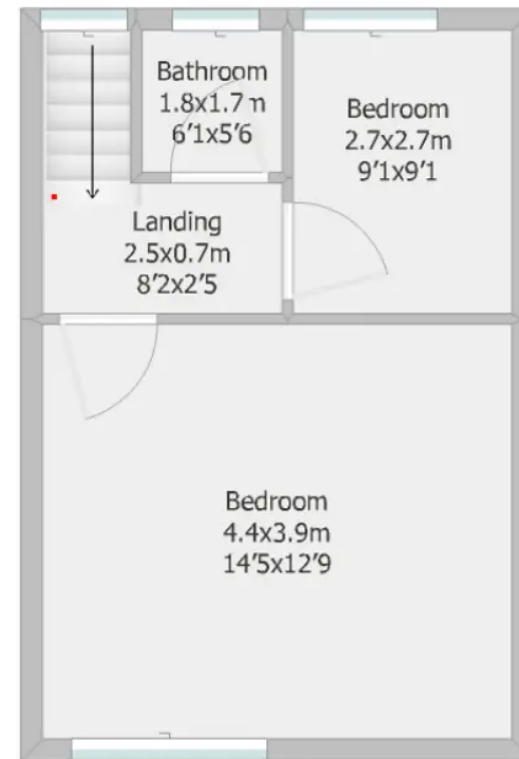
# Surrey Street.



Ground Floor  
32.4 sq m (approx)  
348.7 sq f (approx)



First Floor  
50.8 sq m (approx)  
546.8 sq f (approx)



Plan is for illustrative purposes only and is not to scale. Plan drawn by RoomSketch