

12 Grimshaw Place, Preston, PR1 3BW



£79,950

- MODERN 2 BEDROOM CITY CENTRE APARTMENT
- CLOSE TO LOCAL SHOPS AND AMENITIES
- GOOD SIZED OPEN PLAN LOUNGE AND KITCHEN AREA
- MASTER BEDROOM WITH EN-SUITE
- MODERN FITTED KITCHEN AND MODERN BATHROOM
- SECURE DESIGNATED OFF-STREET PARKING SPACE

ATTENTION LANLORDS Harbour Properties are delighted to bring to market, this modern two bed first floor apartment in a fantastic city centre location. The apartment is located just minutes walk to all Preston's shops, bars, restaurants and amenities. The apartment comprises a good size, open plan lounge and modern kitchen area with appliances, an en-suite to the large master bedroom, a second double bedroom and modern bathroom. The property also boasts a secure off-street designated parking space and double glazing throughout.

HALLWAY

13'1" (3m 98cm) x 6'11" (2m 10cm)

Entrance hallway with two storage cupboards, leading to all other rooms.



LOUNGE

22'0" (6m 70cm) x 12'3" (3m 73cm)

Large lounge which is open plan with the modern kitchen, with Juliet balcony doors.



KITCHEN

22'0" (6m 70cm) x 12'3" (3m 73cm)

Modern open plan fitted kitchen. Comes with wood laminate flooring, granite effect worktops, cream wall and base units. There is an integrated oven, hob & extractor, fridge and washing machine.



BEDROOM 1

17'9" (5m 41cm) x 8'4" (2m 54cm)

Large sized double bedroom with modern shower en-suite.



EN-SUITE

6'2" (1m 87cm) x 5'1" (1m 54cm)

Tiled en-suite to the master bedroom with toilet, basin and walk-in shower.



BEDROOM 2

13'5" x 6'11"

The second bedroom is also a good sized double.



BATHROOM

8'1" (2m 46cm) x 8'4" (2m 54cm)

Modern bathroom with tiled walls, wc, basin and shower over bath.



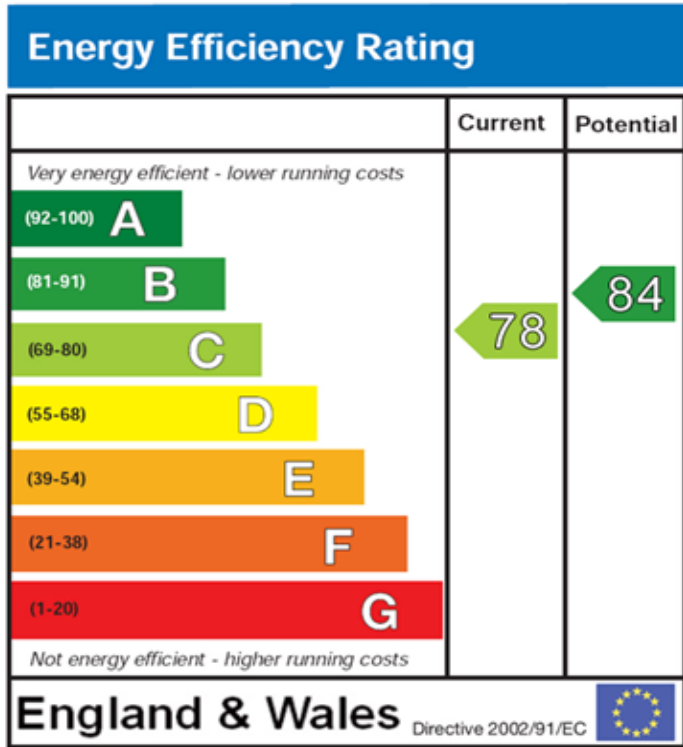
OUTSIDE

To the rear of the building is a secure carpark with a electric metal gate, and designated space.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

