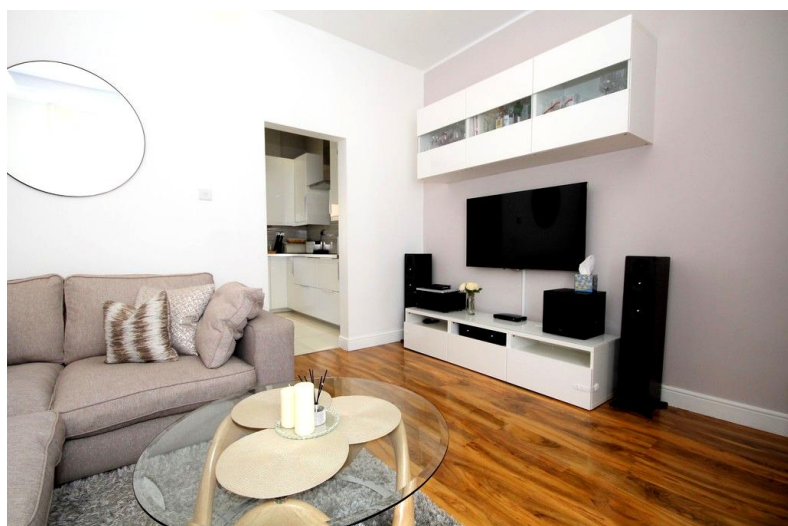
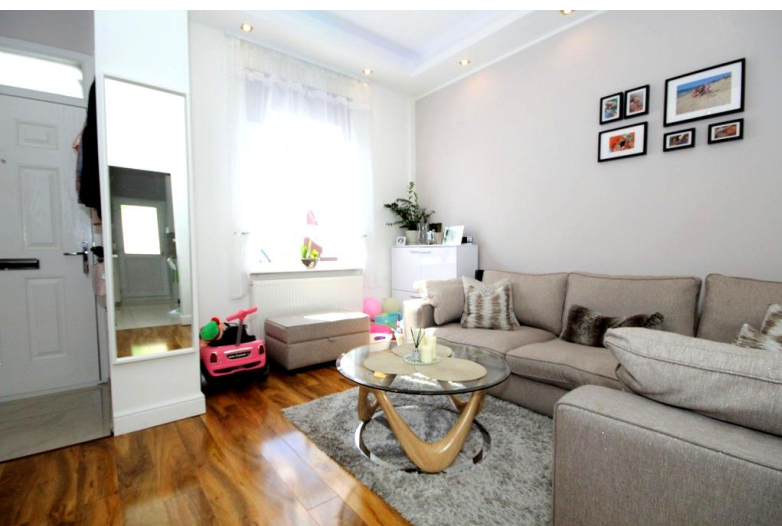


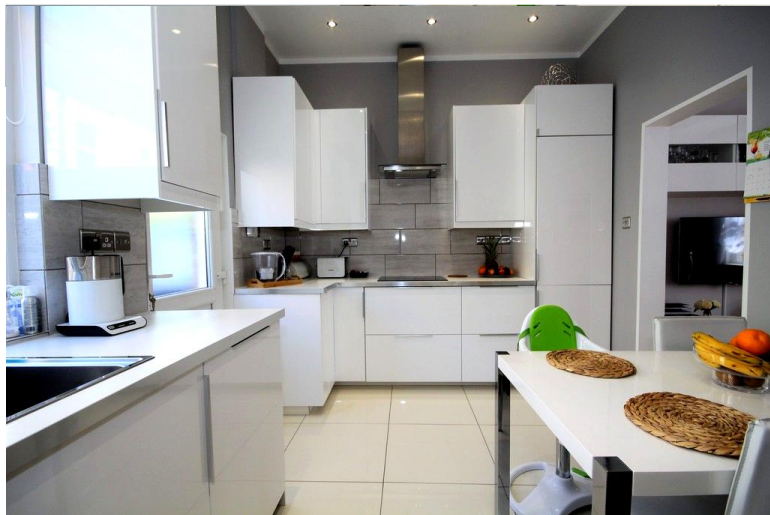
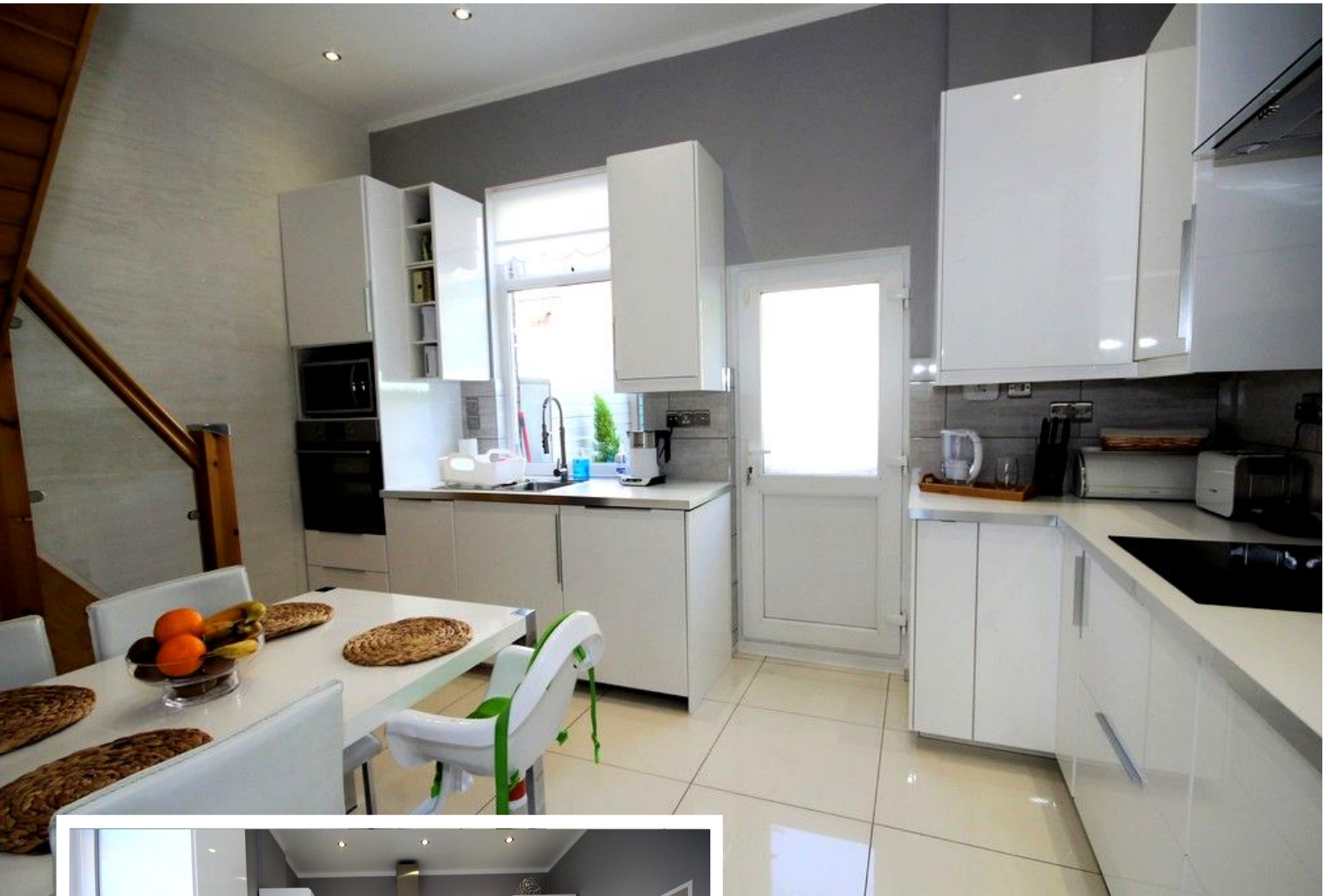


Ephraim Street
Preston

- **Immaculately Presented Mid Terrace**
- **Ideal Location Close To Preston City Centre**
- **Spacious Lounge**
- **Modern Fitted Kitchen**

For Sale £99,950
EPC Rating 'C'



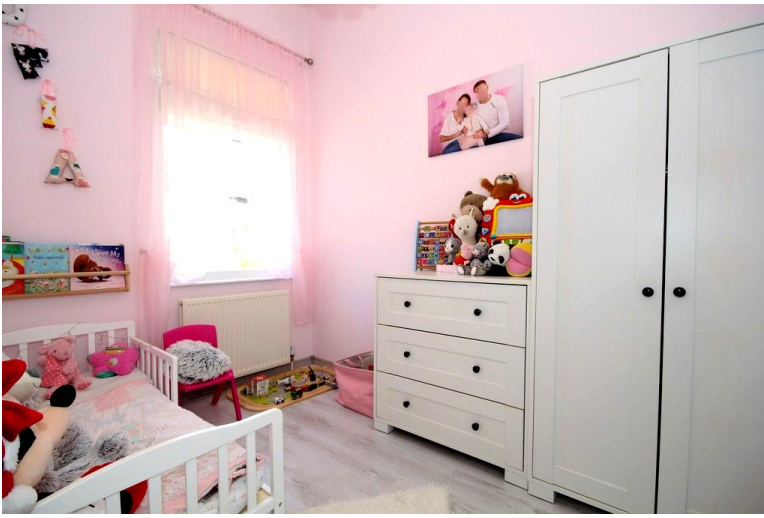


Property Description

Roberts & Co are excited to bring to the market for sale this immaculately presented and modern finished mid terrace home. This two bedroom property is situated on a quiet street in a convenient location in Preston, just off the A6 and close to Preston City Centre. On internal inspection the property briefly comprises; entrance vestibule, spacious lounge, modern fitted kitchen, two good size bedrooms and a four piece family bathroom. The loft space in the property is also part boarded and has electricity. Externally, the property boasts a tidy rear garden with decking area and on street parking to the front. An ideal first time buy or investment this property is not to be missed!

LOUNGE

- * UPVC double glazed window
- * Central heating radiator
- * Ceiling spot lights from suspended ceiling with lighting feature
- * Wood effect laminate to floor



KITCHEN

* UPVC double glazed window and external door * Radiator * Fitted wall and base cupboard units * Contrasting work surface * Integrated electric hob * Integrated electric oven/grill combi * Extractor hood * Integrated fridge freezer * Integrated washing machine * Integrated slimline dishwasher * Tiles to flooring * Ceiling spot lights *

BEDROOM ONE

* UPVC double glazed window * Central heating radiator * Ceiling spot lights with suspended ceiling * Wood effect laminate to floor *

BEDROOM TWO

* UPVC double glazed window * Central heating radiator * Ceiling light * Wood effect laminate to floor *



BATHROOM

* UPVC double glazed window * Standard shaped bathtub * Separate shower cubicle with mains Drench shower * WC * Wall hung vanity Wash basin * Fully tiled * Extractor fan * Ceiling spot lights * Towel radiator *

LOFT

* Part boarded * Electricity *

EXTERIOR

* Tidy rear garden * Decking area to rear garden * On street parking to front *

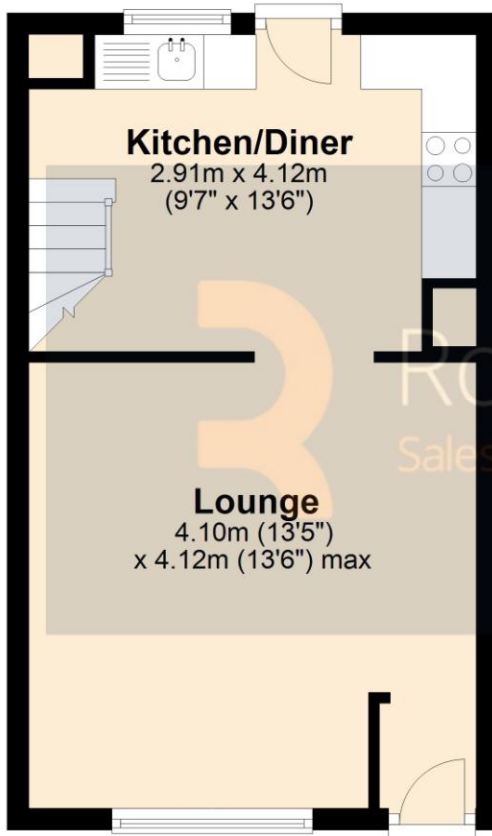


Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday. Outside of these hours we operate an on-call voicemail service 7 days a week arranging viewings, valuation and offers up to 8pm!



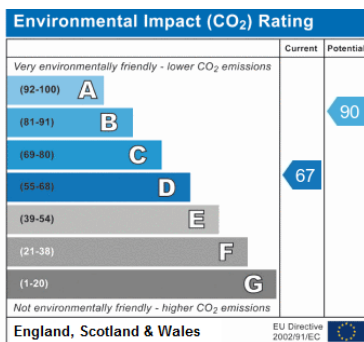
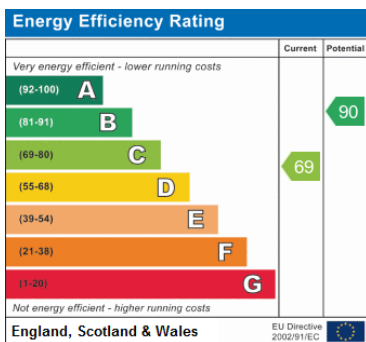
Ground Floor



First Floor



Produced by CLHI. 07972 018935
Plan produced using PlanUp.



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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.