

# GUILDHALL

SALES & LETTINGS



## 36 Barry Avenue

Ingol, Preston, PR2 3XN

Asking Price £125,000



Guildhall Sales and Lettings are delighted to introduce this two bedroomed, mid-terraced property to the market. Situated within the popular area of Ingol, within close proximity to local amenities, commuter routes and schools. Boasting spacious accommodation throughout and with the opportunity to purchase with a sitting tenant, this property is well suited for investors and internally comprises briefly:

Entrance through to the lounge providing access to storage and the kitchen housing the staircase to the first floor and a door to the rear. To the first floor are two bedrooms and the family bathroom.

Externally to the rear is an enclosed rear yard.





Ground Floor

Lounge 14'11" x 11'6" (4.56 x 3.51)

Kitchen 14'11" x 11'10" (4.55 x 3.61)

First Floor

Bedroom One 14'4" x 5'10" (4.37 x 1.79)

Bedroom Two 14'10" x 8'10" (4.54 x 2.71)

Bathroom 5'7" x 7'8" (1.72 x 2.34)

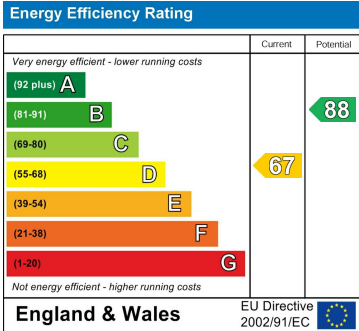
Area Map



Floor Plans



Energy Efficiency Graph



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