

# GUILDHALL

SALES & LETTINGS



## 34b Bairstow Street

, Preston, PR1 3TN

£125,000



**\*\*CONTEMPORARY TWO BEDROOMED MAISONETTE WITH NO CHAIN DELAY\*\***

Guildhall Sales and Lettings are delighted to introduce this well presented, two bedroomed masionette to the market. Situated within the popular area of Avenham, within close proximity to Avenham Park, the town centre and commuter links including Preston train station. Boasting deceptively spacious accommodation throughout and set over two floors, this property is an ideal opportunity for investors or first time buyers and internally comprises briefly:

Entrance through to the lounge area boasting a fireplace and the staircase to the lower ground floor with access to the kitchen, a four piece family bathroom suite with a Jacuzzi bath and two bedrooms with the master boasting access to an en suite shower room.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



## Ground Floor

Lounge 18'9" x 16'2" (5.72 x 4.94)

## Lower Ground Floor

Kitchen 11'8" x 12'9" (3.56 x 3.9)

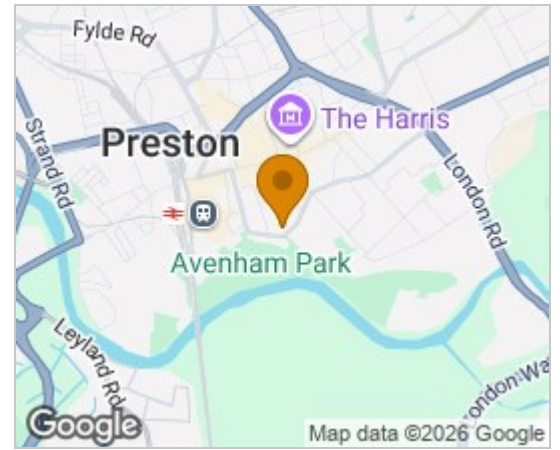
Bathroom 7'6" x 13'9" (2.31 x 4.2)

Bedroom One 16'1" x 10'1" (4.92 x 3.08)

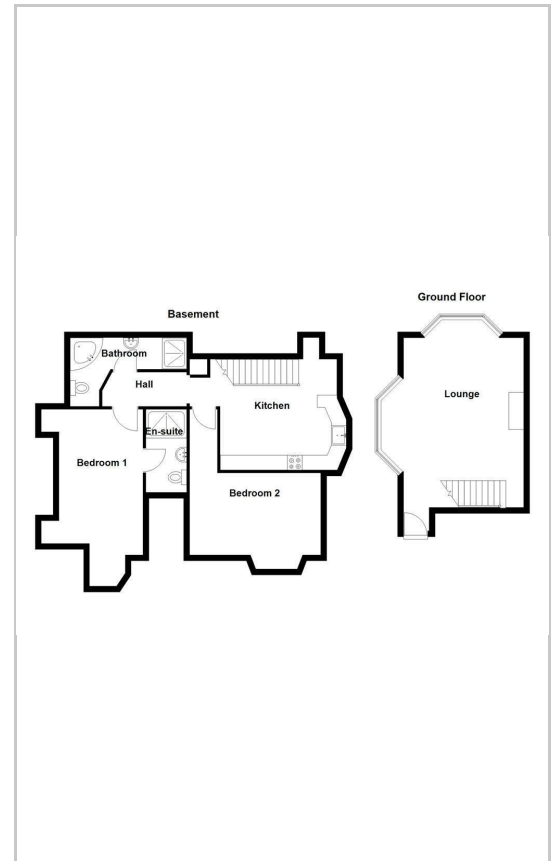
En Suite 9'2" x 4'5" (2.8 x 1.37)

Bedroom Two 12'9" x 5'11" (3.89m x 1.80m)

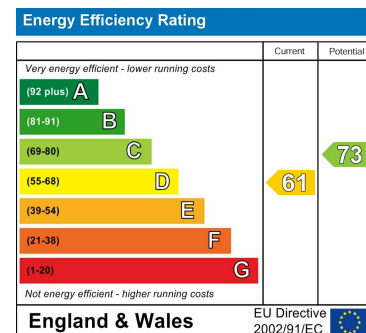
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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