

GUILDHALL

SALES & LETTINGS



41 Russell Avenue

, Preston, PR1 5TP

Offers Over £210,000



A well-proportioned three-bedroom semi-detached home situated in the popular Fishwick area of Preston, offering spacious accommodation across two floors and making an ideal home for first-time buyers, couples or families.

The ground floor comprises a welcoming entrance hall, a generous living room, and a spacious kitchen/dining area which provides access into the conservatory, overlooking the rear garden. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking and an enclosed rear garden, offering a great space for relaxing, entertaining or family use.

Conveniently positioned for a range of local amenities, schools and transport links, as well as providing easy access into Preston city centre and surrounding areas, this property would make a fantastic opportunity for a variety of buyers.



Ground Floor

Lounge 9'8" x 14'3" (2.96 x 4.35)

Kitchen 16'7" x 10'2" (5.08 x 3.12)

Conservatory 8'9" x 17'0" (2.67 x 5.19)

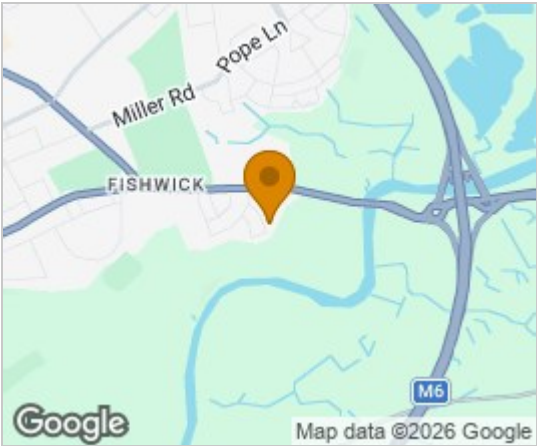
First Floor

Bedroom One 9'8" x 13'3" (2.96 x 4.04)

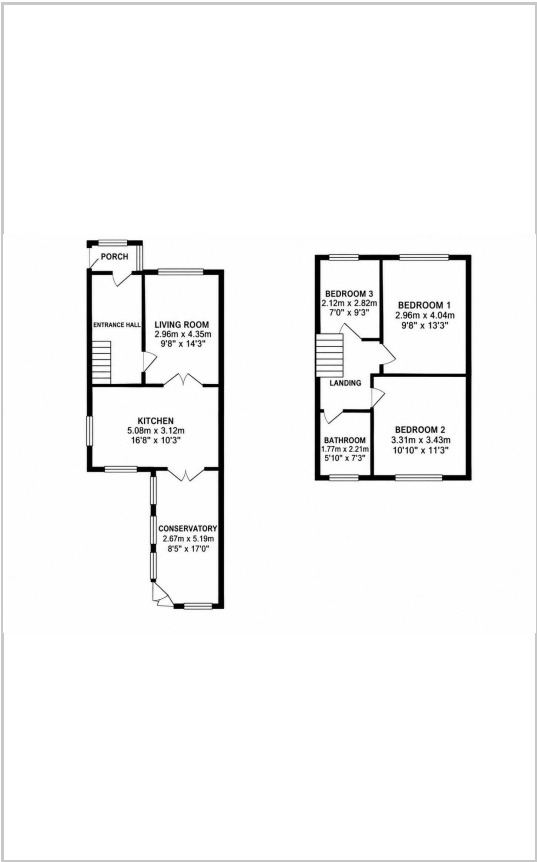
Bedroom Two 10'10" x 11'3" (3.31 x 3.43)

Bathroom 5'9" x 7'3" (1.77 x 2.21)

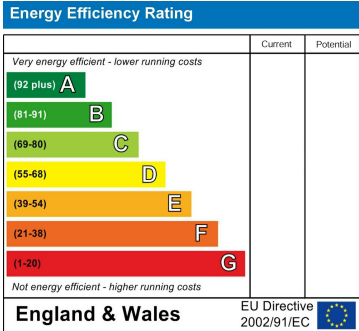
Area Map



Floor Plans



Energy Efficiency Graph



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