

# GUILDHALL

SALES & LETTINGS



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## 29 Elmsley Street

, Preston, PR1 7XD

Offers Over £125,000



**\*\*THREE BEDROOMED END TERRACED PROPERTY WITH NO CHAIN DELAY!!\*\***

A deceptively spacious three-bedroom end-terraced property, offered for sale with no chain delay, making it an ideal purchase for first-time buyers, families, or investors alike.

The accommodation briefly comprises two generous reception rooms, a fitted kitchen, and a useful lean-to area providing additional storage or utility space. To the first floor are two well-proportioned bedrooms and a family bathroom, whilst the third bedroom is situated on the second floor, offering a versatile space ideal as a main bedroom, guest room, or home office.

Externally, the property benefits from an enclosed rear yard, perfect for outdoor seating and low-maintenance living, together with convenient on-street parking to the front.

Early viewing is highly recommended to appreciate the size and potential this home has to offer.



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## Ground Floor

Lounge 13'5" x 11'1" (4.10 x 3.4)

Sitting Room 10'2" x 14'1" (3.10 x 4.30)

Kitchen / Breakfast Room 9'10" x 9'10" (3.0 x 3.0)

Lean To

## First Floor

Bedroom One 11'9" x 14'1" (3.60 x 4.30)

Bedroom Two 8'6" x 7'6" (2.6 x 2.3)

Bathroom 8'6" x 4'7" (2.6 x 1.4)

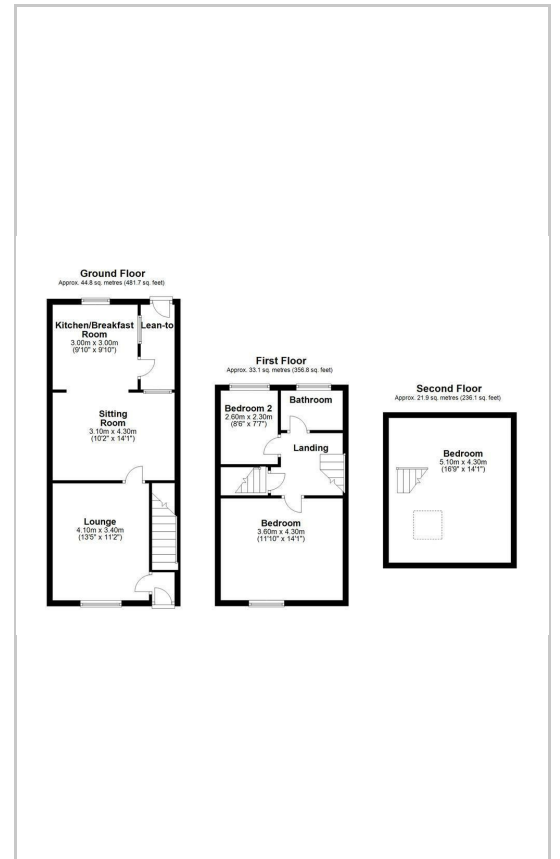
## Second Floor

Bedroom Three 16'8" x 14'1" (5.10 x 4.3)


## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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