

GUILDHALL

SALES & LETTINGS



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7 Leicester Road

, Preston, PR1 1PP

£115,000



Guildhall Sales and Lettings are pleased to introduce this spacious three bedroomed mid-terraced property to the market. Situated within the popular area of Deepdale, within close proximity to local amenities, schools and commuter links. This property is well suited for investors, small families or first time buyers and internally comprises briefly:

Entrance through to the spacious reception room boasting a fireplace and access to the fitted kitchen housing a rear entrance door and the staircase to the first floor providing access to three bedrooms and a three piece family bathroom suite. Externally to the rear is an enclosed rear yard.

Viewings are essential, for further information please call the team on 01772 769999.



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Ground Floor

Reception Room 14'9" x 11'5" (4.5 x 3.5)

Kitchen 12'1" x 12'5" (3.7 x 3.8)

First Floor

Bedroom One 10'9" x 11'9" (3.3 x 3.6)

Bedroom Two 8'10" x 12'9" (2.7 x 3.9)

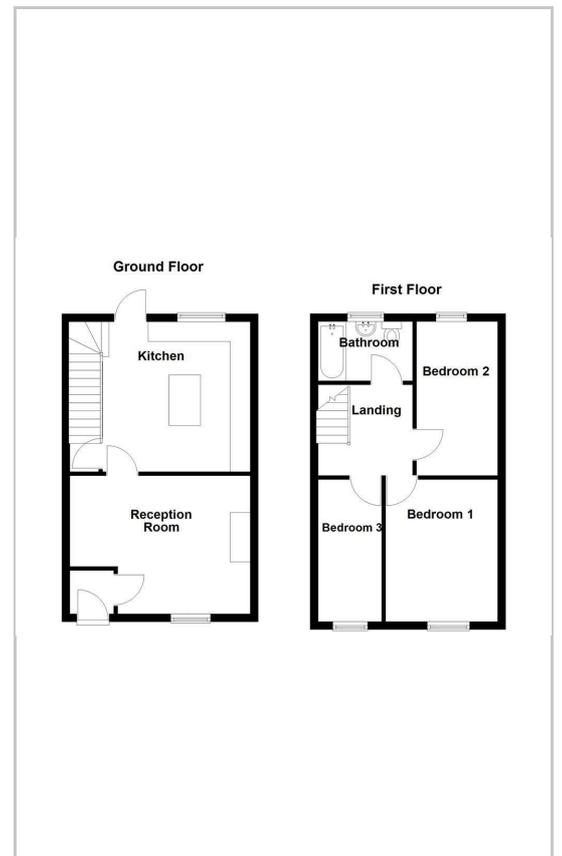
Bedroom Three 11'9" x 6'6" (3.6 x 2.0)

Bathroom 5'6" x 4'11" (1.7 x 1.5)

Area Map



Floor Plans



Energy Efficiency Graph

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

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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