



GUILDHALL  
SALES & LETTINGS

## 98 Acregate Lane

, Preston, PR1 5QP

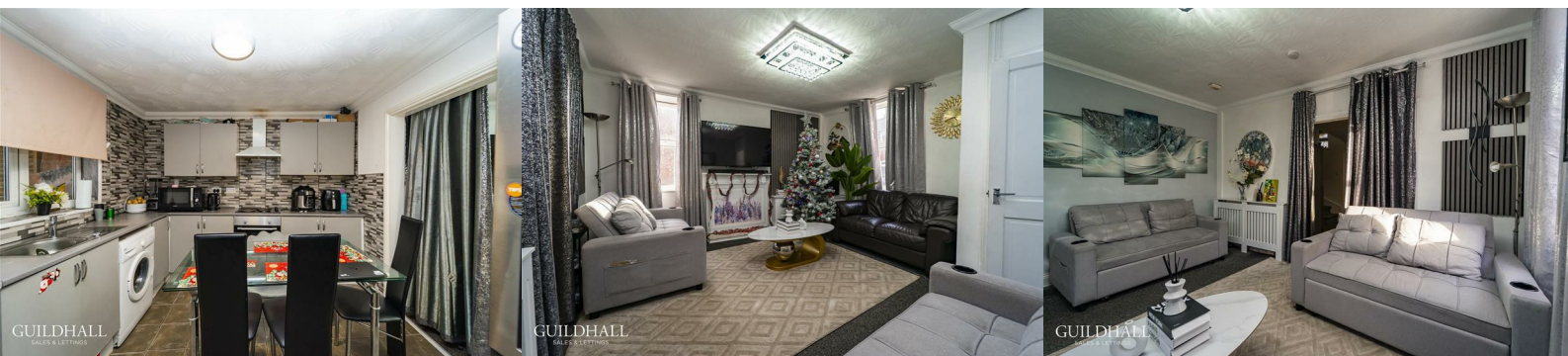
Offers Over £120,000



Guildhall Sales and Lettings are delighted to introduce this well presented, two bedroomed end-terraced property to the market. Situated within the popular area of Ribbleton, within close proximity to local amenities, commuter routes and schools. Boasting spacious accommodation throughout, this property is well suited for small families, first time buyers or investors and internally comprises briefly:

Entrance through to the entrance porch providing access to the lounge leading to the fitted kitchen housing the staircase to the first floor and access to the garage. To the first floor are two bedrooms and a four piece family bathroom suite. Externally to the rear of the property is an artificial lawn with an up and over door for side street access. To the side of the property is off street parking.

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



Ground Floor

Reception Room One 13'57 x 13'48 (3.96m x 3.96m)

Two UPVC double glazed windows, central heating radiator, coving to the ceiling and open access to the kitchen

Kitchen 15'08 x 10'73 (4.78m x 3.05m)

Two UPVC double glazed windows, central heating radiator and is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, electric oven with hob, space for a fridge freezer, plumbing for a washing machine, tiled flooring, staircase to the first floor and wood door to the rear.

Landing 13'07 x 10'85 (4.14m x 3.05m)

Bedroom One 13'49 x 13'47 (3.96m x 3.96m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and combi boiler.

Bedroom Two 10'33 x 7'08 (3.05m x 2.34m)

UPVC double glazed window and a central heating radiator.

Bathroom 10'16 x 7'08 (3.05m x 2.34m)

UPVC double glazed window, central heating radiator, low base WC, pedestal wash basin with traditional taps, panelled bath, corner shower enclosure with direct feed shower, tiled elevations and lino flooring.

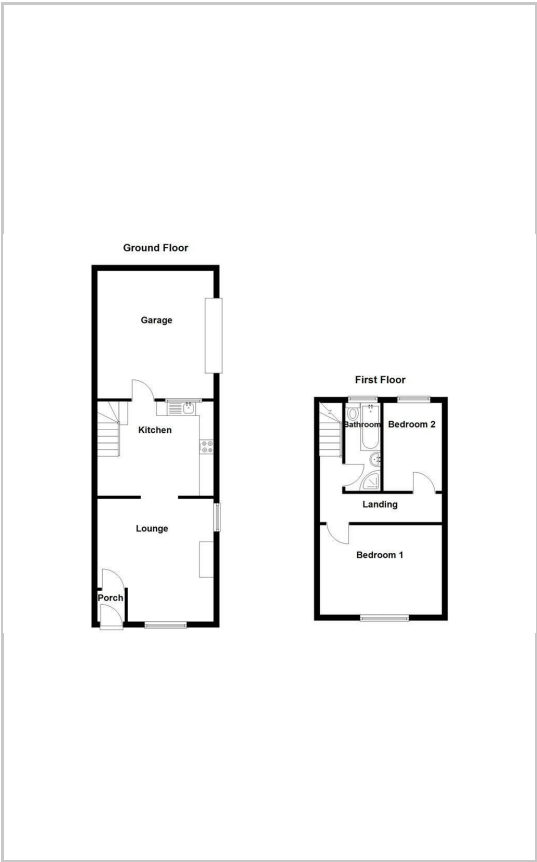
Rear

Enclosed artificial grass with up and over door for side street access.

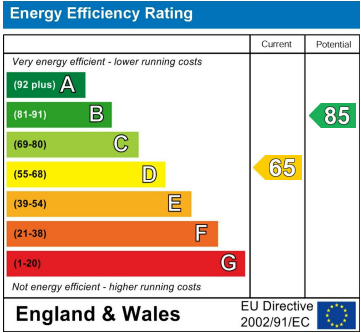
Area Map



Floor Plans



Energy Efficiency Graph



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