

GUILDHALL

SALES & LETTINGS



10 Trafford Street

, Preston, PR1 7XY

Offers Over £125,000



Welcome to this charming end-terraced house located on Trafford Street in the vibrant city of Preston. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, allowing you to create a warm and inviting atmosphere for family gatherings or social events.

The house features a practical bathroom, ensuring convenience for daily routines. The rear yard offers a private outdoor space, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day. There is also access to a detached garage.

Situated in a desirable area, this property benefits from excellent amenities and transport links, making it easy to access local shops, schools, and public transport. Whether you are commuting to work or exploring the local attractions, you will find that this location caters to all your needs.

This end-terraced home presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living. Do not miss the chance to make this lovely property your new home.



Ground Floor

Entrance Hallway 9'9" x 8'4" (2.99 x 2.56)

Reception Room One 14'0" x 10'2" (4.29 x 3.12)

Reception Room Two

Kitchen 6'6" x 5'8" (2 x 1.73)

First Floor

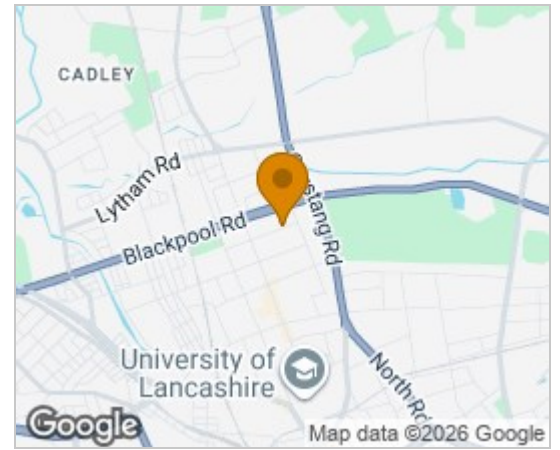
Bedroom One 13'4" x 10'2" (4.08 x 3.12)

Bedroom Two 12'7" x 10'2" (3.86 x 3.12)

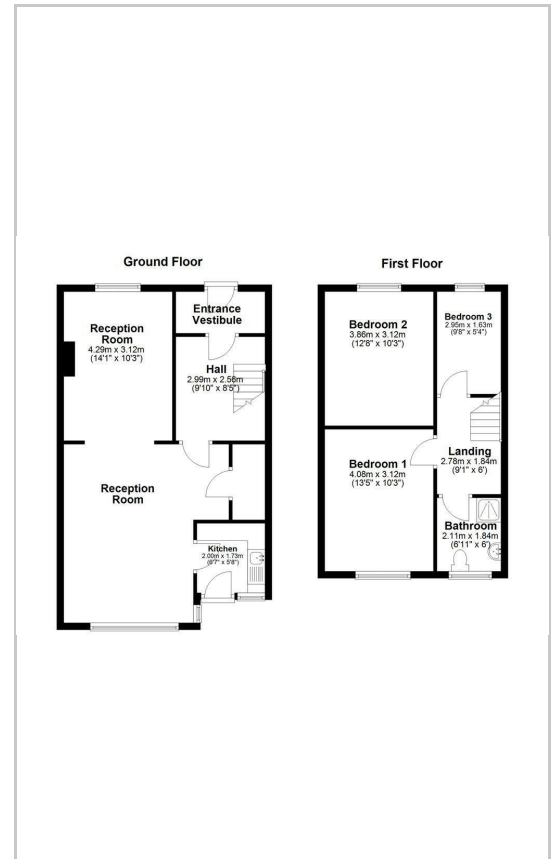
Bedroom Three 9'8" x 5'4" (2.95 x 1.63)

Bathroom 6'11" x 6'0" (2.11 x 1.84)

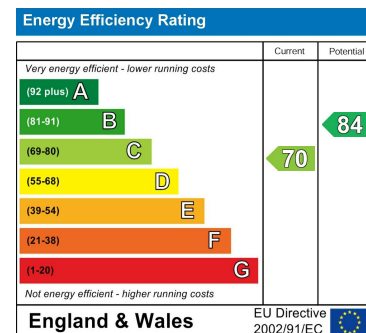
Area Map



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.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>