

# GUILDHALL

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**9 Flett Street, Preston, PR2 2RX**

**£120,000**

Nestled in the heart of Ashton on Flett Street, this charming mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a comfortable home.

Upon entering, you are welcomed into a cosy reception room, perfect for relaxing or entertaining guests. The layout of the house is both practical and inviting, making it easy to envision your personal touch throughout the space.

The location is particularly appealing, with excellent transport links that ensure easy access to nearby amenities and the wider region. Ashton is a popular area, known for its vibrant community and convenient facilities, making this property an attractive choice for those looking to settle in a lively neighbourhood.

This mid-terrace home is not only a delightful residence but also a promising investment opportunity, given its desirable location and spacious accommodation. Whether you are looking to make your first step onto the property ladder or seeking a reliable addition to your investment portfolio, this house on Flett Street is certainly worth considering.

**Entrance Porch**

**Reception Room**

**Kitchen**

**Landing**

**Bedroom 1**

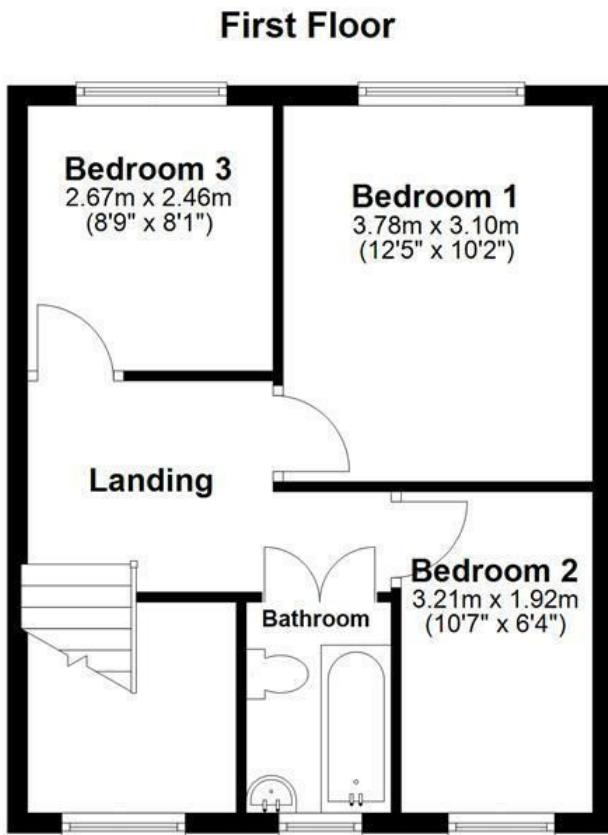
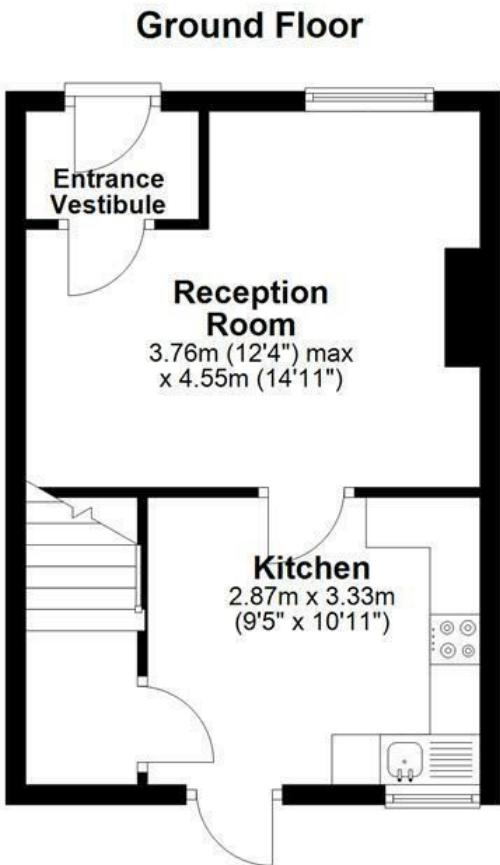
**Bedroom 2**

**Bedroom 3**

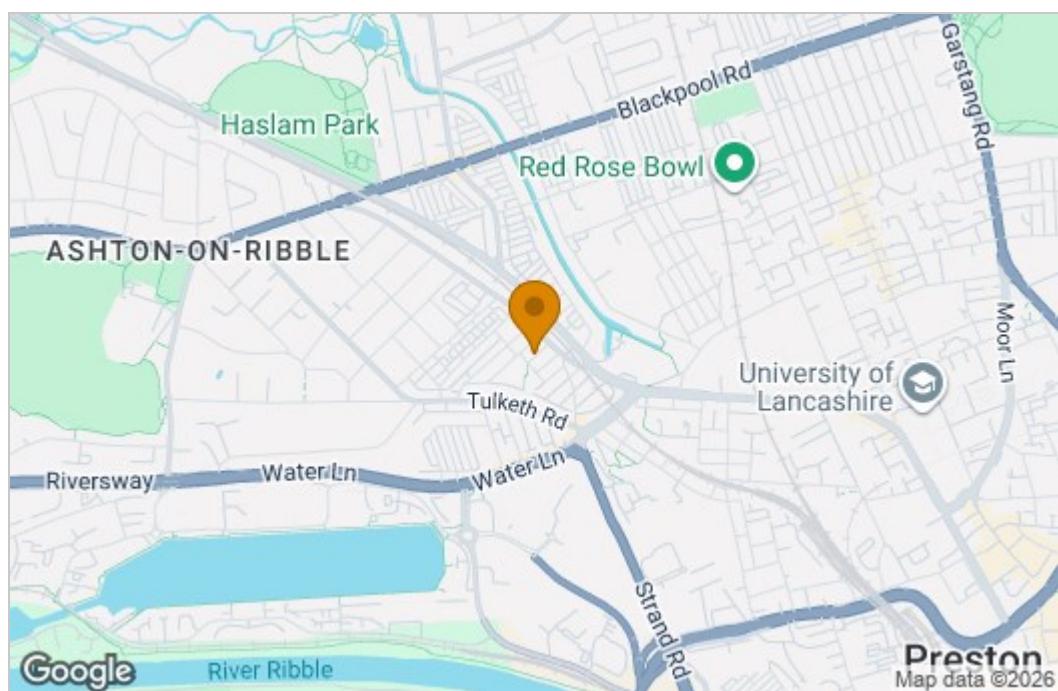
**Bathroom**

**Enclosed Rear Garden**

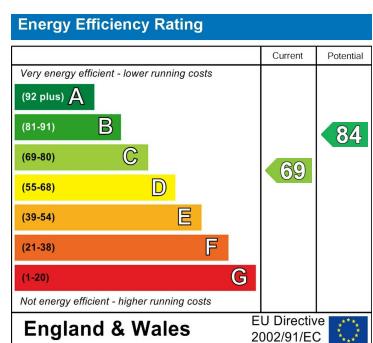
## Floor Plan



## Area Map



## Energy Efficiency Graph



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