

# GUILDHALL

SALES & LETTINGS



## 24 Broughton Street

, Preston, PR1 7US

£125,000

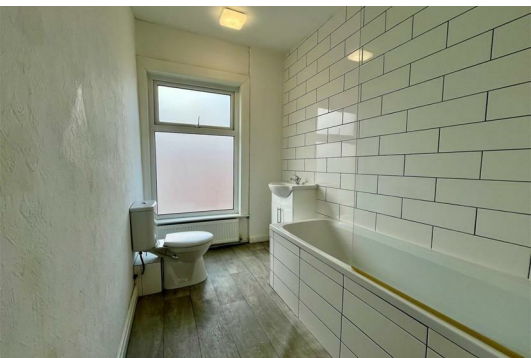


Nestled in the charming area of Broughton Street, Preston, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a pleasant environment throughout the home.

The property features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The kitchen, while not specified, typically complements the living space, providing a functional area for meal preparation and dining.

Broughton Street is known for its friendly community and accessibility to local amenities, making it a desirable location for those looking to settle in Preston. With nearby parks, shops, and schools, everything you need



## Ground Floor

Kitchen 11'10" x 9'5" (3.61 x 2.88)

Lounge 14'6" x 12'3" (4.44 x 3.75)

## First Floor

Bedroom One 12'5" x 17'4" (3.79 x 5.30)

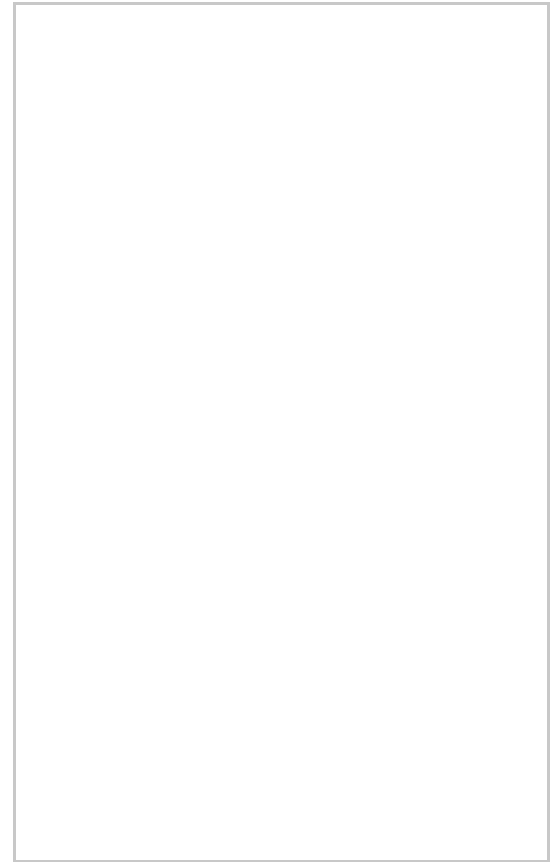
Bedroom Two 9'5" x 8'7" (2.88 x 2.63)

## Bathroom

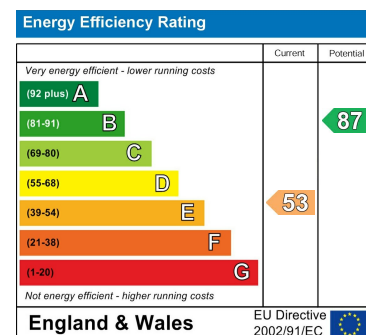
## Area Map



## 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/>