GUILDHALL
SALES & LETTINGS




# 10 Atherton Close

, Preston, PR2 2AF

## Offers Over £155,000

2 | 1 | 1 | C

SOUTH-FACING GARDEN | TWO CAR DRIVEWAY | QUIET CUL-DE-SAC | TWO BEDROOMS

Tucked away within a quiet cul-de-sac, this beautifully presented two-bedroom mews home offers modern, low-maintenance living with a generous south-facing garden, private parking for two cars and excellent access to Preston city centre, Haslam Park and the canal.

Ideal for first-time buyers, young professionals or those looking to downsize, the property combines practical living space with a warm and welcoming feel throughout.

To the front, a private driveway provides off-road parking for two vehicles, with additional visitor parking available on the estate.

Inside, the bright lounge provides a comfortable space to relax, while the stylish kitchen-diner offers ample storage, integrated oven and fridge-freezer, plus space to dine and entertain. A useful downstairs WC







## Ground Floor

### Kitchen Dining Room 9'8" x 14'5" (2.96 x 4.40)

### Lounge 14'2" x 11'3" (4.34 x 3.44)

### Ground Floor WC 5'0" x 2'11" (1.54 x 0.90)

## First Floor

### Bedroom One 9'10" x 14'5" (3 x 4.4)

### Bedroom Two 7'7" x 14'5" (2.33 x 4.40)

### Bathroom 6'6" x 6'7" (2 x 2.03)

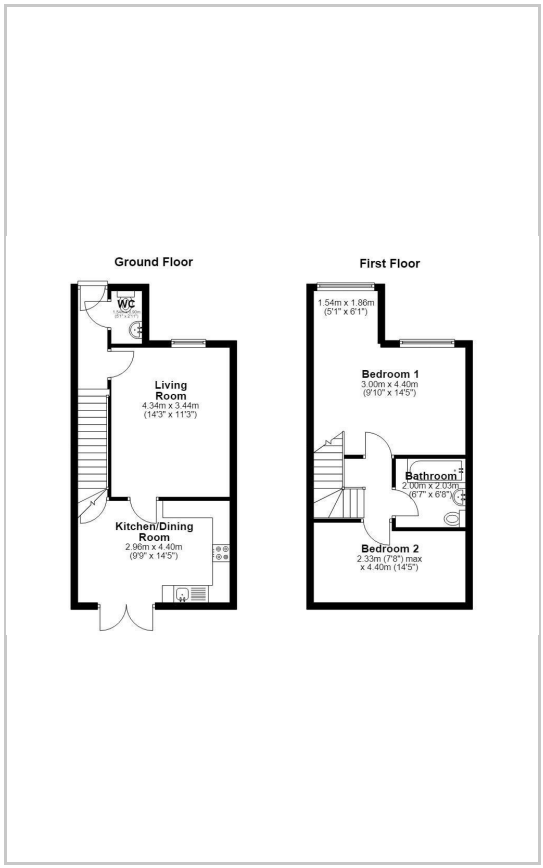
## Disclosure

**When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged befo

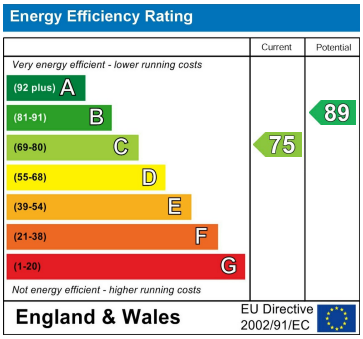
## Area Map




## 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 firms 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/