

# GUILDHALL

SALES & LETTINGS



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## 85 Norris Street

, Preston, PR1 7QA

Offers Over £140,000



Nestled on the charming Norris Street in Preston, this delightful house is a true gem, brimming with original character and ready for you to move in. Ideal for a variety of buyers, this property offers a warm and inviting atmosphere that is sure to make you feel at home.

As you enter, you are greeted by a cosy reception room that features a beautiful ceiling rose and a dado rail, complemented by an exposed brick fireplace surround that adds a touch of rustic charm. This space is perfect for relaxing or entertaining guests. The modern fitted kitchen and dining room provide a stylish and functional area for cooking and enjoying meals, making it the heart of the home.

The property boasts three well-proportioned bedrooms, each offering ample space for rest and relaxation. The contemporary bathroom suite is designed with modern living in mind, ensuring comfort and convenience for all residents.

Having previously been rented out, this house meets all necessary regulations, providing peace of mind for potential buyers. Additionally, the enclosed private rear yard offers a lovely outdoor space, perfect for enjoying



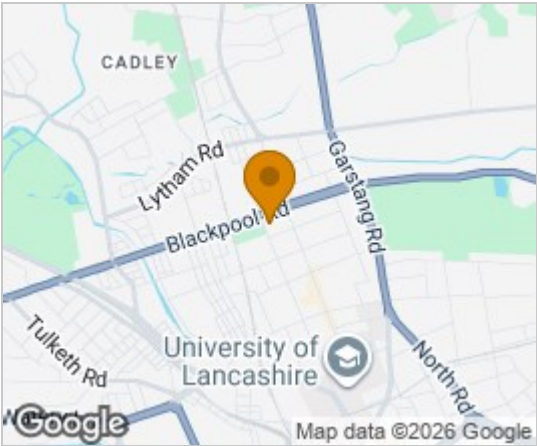
Ground Floor

Lounge 14'0" x 13'2" (4.29 x 4.02)  
Kitchen Dining Room 11'5" x 17'7" (3.48 x 5.37)

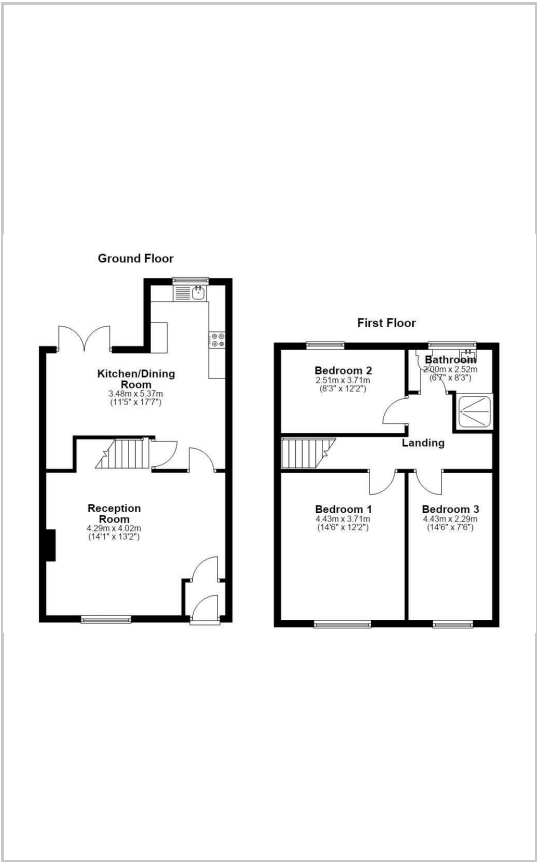
First Floor

Bedroom One 14'6" x 12'2" (4.43 x 3.71)  
Bedroom Two 8'2" x 12'2" (2.51 x 3.71)  
Bedroom Three 14'6" x 7'6" (4.43 x 2.29)  
Bathroom 6'6" x 8'3" (2.00 x 2.52)

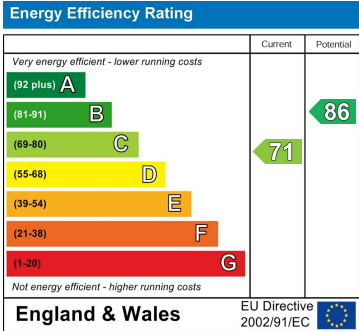
Area Map



Floor Plans



Energy Efficiency Graph



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