



10 Atherton Close

, Preston, PR2 2AF

Offers Over £160,000



A spacious and contemporary two-bedroom mews property, beautifully presented throughout and situated within a quiet and friendly neighbourhood. The property offers generous living accommodation, excellent natural light and a practical layout.

To the ground floor is a welcoming lounge, WC and spacious kitchen/diner with integrated fridge freezer, washing machine and oven, plus useful under-stairs storage. To the first floor are two spacious bedrooms and a three-piece bathroom suite. The main bedroom benefits from fitted wardrobes, while the second bedroom is currently used as an office/guest room but could easily be converted into a nursery. The bed and wardrobe in the second bedroom will remain.

Externally, there is an enclosed south-facing rear garden with a patio seating area, laid lawn and a shed. To the front is a driveway providing two parking spaces, with additional access to a community car park on the estate. The property is ideally located for families, with access to the canal and walking routes towards Haslam Park. Local parks, takeaways, transport links, amenities, doctors, dentists and schools are all easily accessible, whilst the town centre, Deepdale and Docklands are approximately a 20-minute walk away. The boiler is also recently fitted.



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)

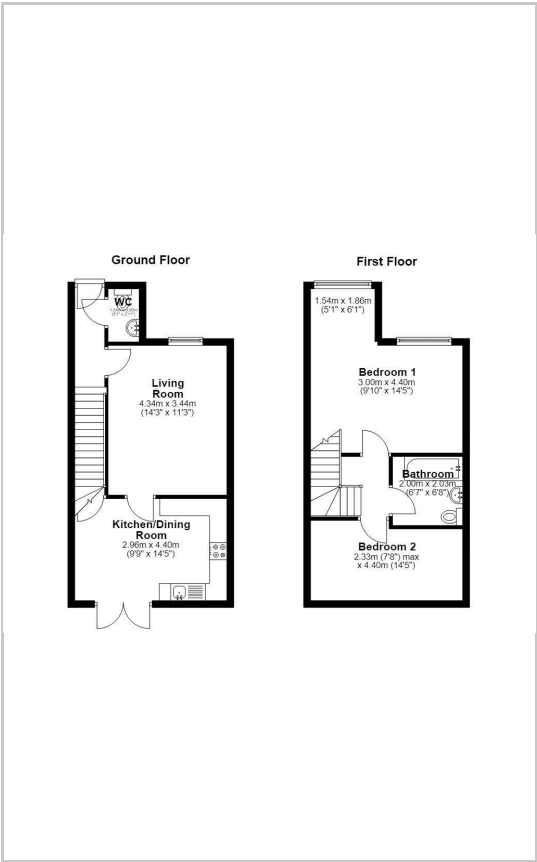
Bedroom Two 7'7" x 14'5" (2.33 x 4.40)

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

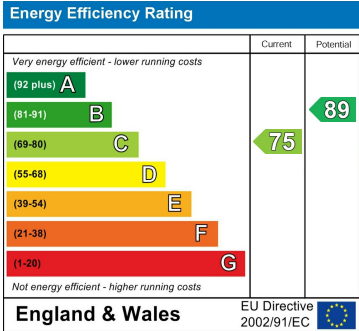
Area Map



Floor Plans



Energy Efficiency Graph



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