

GUILDHALL

SALES & LETTINGS



22 Portland Street

, Preston, PR1 8PR

£109,950



THREE BEDROOMED MID-TERRACED PROPERTY WITH NO CHAIN DELAY*

Nestled within the heart of Preston, this property presents an excellent opportunity for both homebuyers and investors alike. The property boasts a deceptively spacious layout, ensuring ample room for comfortable living. With three well-proportioned bedrooms, it is perfect for investors or first time buyers.

The enclosed rear yard offers a private outdoor space, ideal for relaxation or entertaining guests during the warmer months. Its prime location means that residents will benefit from easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living.

This property is not only a delightful home but also a promising investment opportunity in a popular area. Whether you are looking to settle down or expand your property portfolio, this house on Portland Street is certainly worth considering.

For further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

Reception Room One 11'10 x 10'1 (3.61m x 3.07m)

Reception Room Two 12'10 x 10'1 (3.91m x 3.07m)

Kitchen 11'10 x 6'7 (3.61m x 2.01m)

First Floor

Bedroom One 12'10 x 10'10 (3.91m x 3.30m)

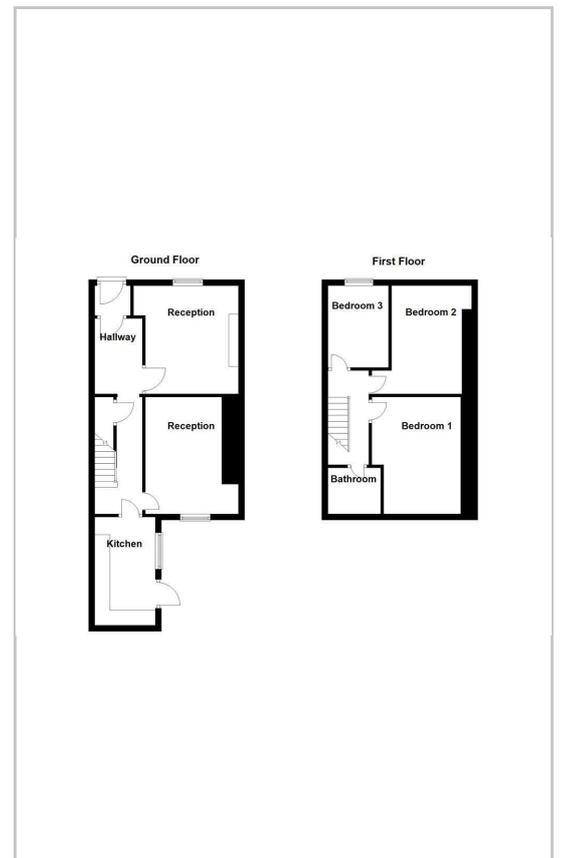
Bedroom Two 11'9 x 10'10 (3.58m x 3.30m)

Bedroom Three 9'11 x 7'2 (3.02m x 2.18m)

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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/>