

## 36 Chaddock Street, Preston, PR1 3TL

£1,100 Per month

Highgate Homes is pleased to present this charming mid-terrace house available to let on Chaddock Street, Preston. This delightful property features three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking comfortable living space.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is practical and functional, ensuring that every corner of the home is utilised effectively. Additionally, there is a well-appointed bathroom that caters to the needs of the household.

Situated conveniently close to the city centre, this property offers easy access to a variety of local amenities, including shops, restaurants, and leisure facilities. For those who commute, the proximity to Preston railway station makes travel to nearby cities and towns effortless. Furthermore, the property is within walking distance of the University, making it an excellent option for students or staff members.

## Exterior



Located on Chaddock Street in Preston close to the City Centre

## Hallway



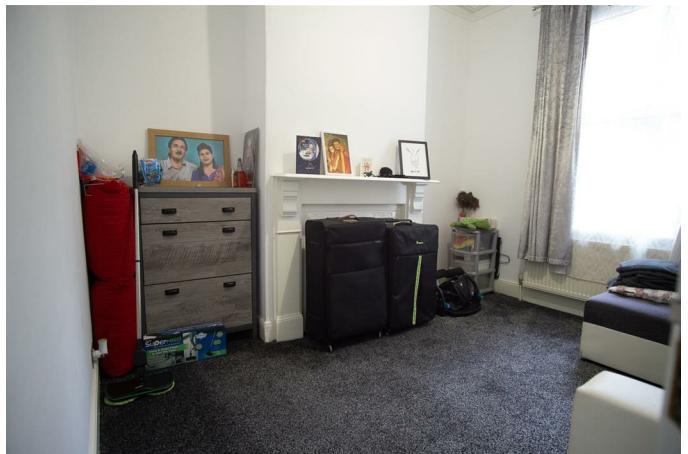
Laminated hallway

## Reception 1



A family reception room which is carpeted and centrally heated

## Reception 2



A second reception which is also carpeted

## Dining Area



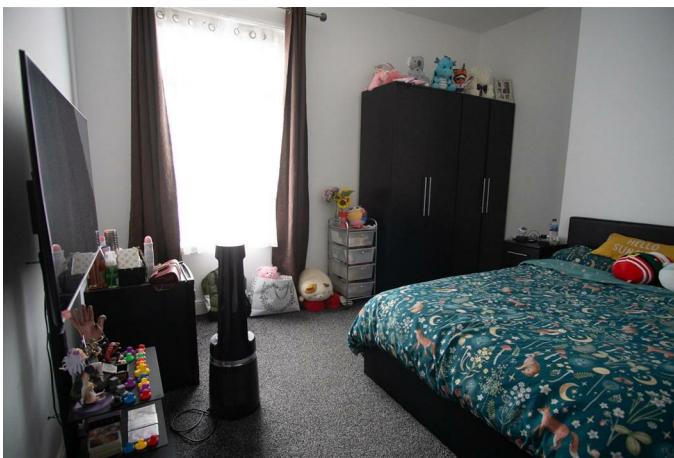
A dining area next to the kitchen area

## Kitchen



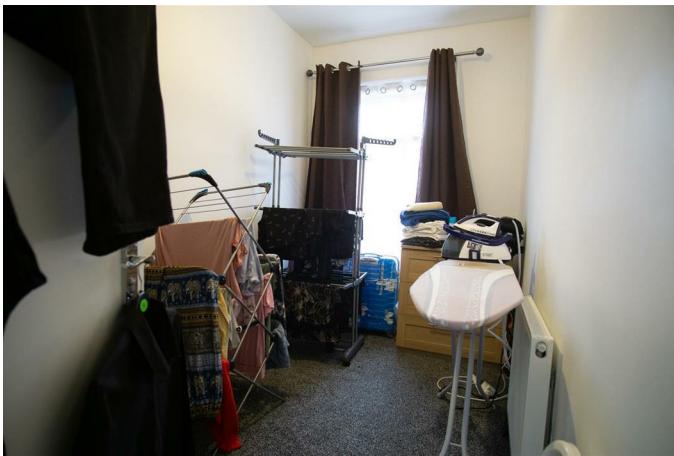
A partially tiled kitchen with fitted kitchen cabinets

## Bedroom 1



A carpeted bedroom which is double glazed and centrally heated

## Bedroom 2



Bedroom 2 which is also carpeted, double glazed and centrally heated

## Bathroom



A fully tiled bathroom with double sized shower

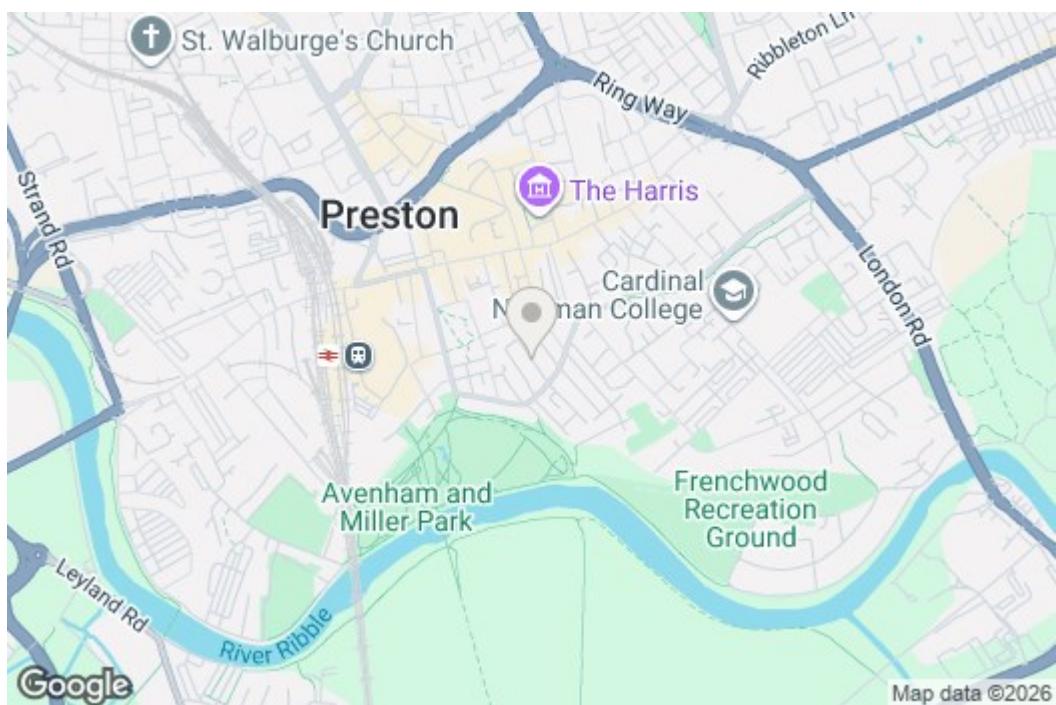
## Outside WC



A separate WC outside in the yard

## Floor Plan

## Area Map



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.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	