



8 Samuel Street, Preston, PR1 4YH

Asking price £38,995

Highgate Homes are proud to bring to market this spacious 2-bed flat for sale in Avon House, Samuel Street, Preston.

As you walk into the property, you are greeted by a hallway which gives access to the 2 bedrooms, living room & kitchen & bathroom. The property benefits from full wooden laminate flooring throughout except for the bathroom, which benefits from tiles throughout.

The property is in a popular area of Preston, close to New Hall Lane and also benefits from being close to a wide variety of schools, shops and other local amenities.

With its 2 bedrooms and great location, this would make a great home for a growing family – either as a first-time buy or additional buy-to-let property.

Reception

51'8" (10'11" x 15'5" (15.75 (3.35 x 4.70))



This spacious reception benefits from full wooden laminate flooring with plenty of room for a sofa & additional furniture.

Kitchen

23'7" (11'5" x 6'9") (7.21 (3.50 x 2.06))



This well-sized, modern kitchen comes with built-in amenities, freshly presented with white walls, wooden worktops and plenty of storage space.

Bedroom 1

39'7" (10'11" x 11'10") (12.09 (3.35 x 3.61))



This spacious double bedroom decorated with white walls and wooden floors gives out a lot of natural light and fitted radiator.

Bedroom 2

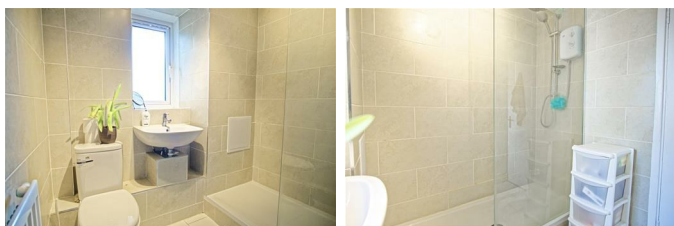
36'8" (11'5" x 10'5") (11.20 (3.50 x 3.20))



A beautifully presented with white walls this bedroom comes with plenty of space and room for storage. Wooden floors with a big window to allow light to shine through.

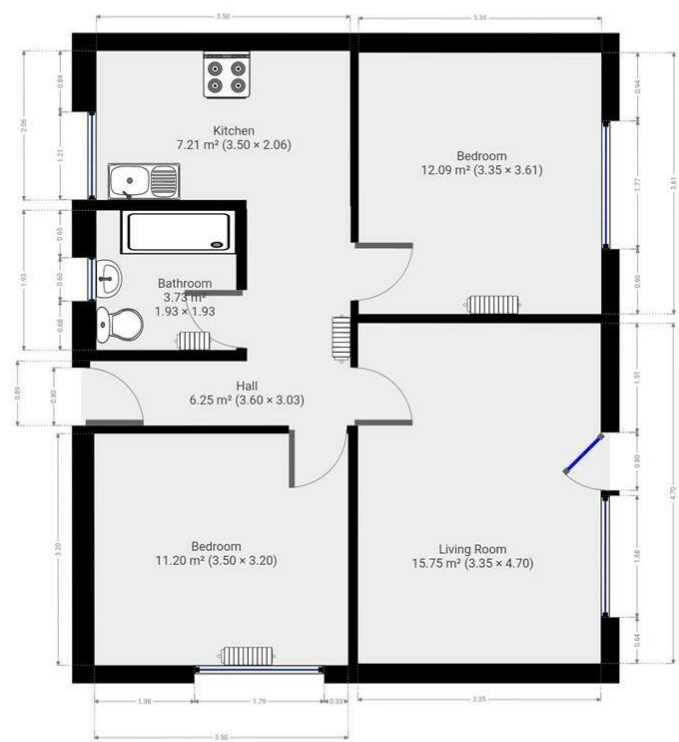
Bathroom

12'2" (6'3" x 6'3") (3.73 (1.93 x 1.93))



This modern three-piece suite comprising a shower over the bath, hand basin and toilet. Beautiful tiled walls leading to the ceiling light point and extractor fan.

Floor Plan

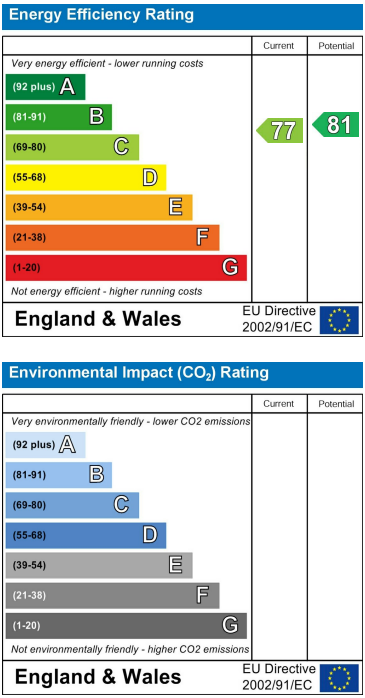


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Area Map



Energy Efficiency Graph



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