

# H HighgateHomes



## 8 Avon House 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.

349-351 Blackpool Road, Preston, Lancashire PR2 3AB  
Telephone 01772 510780 | Email [office@highgatehomes.co.uk](mailto:office@highgatehomes.co.uk) | [www.highgatehomes.co.uk](http://www.highgatehomes.co.uk)

## 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

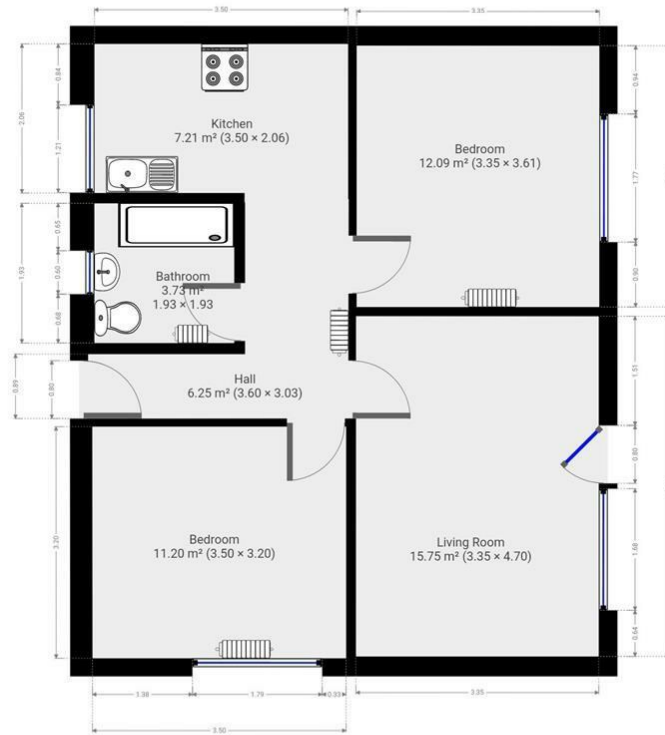
12'2" (6'3" x 6'3") (3.73 (1.93 x 1.93))



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

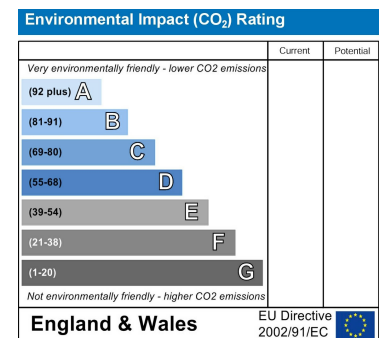
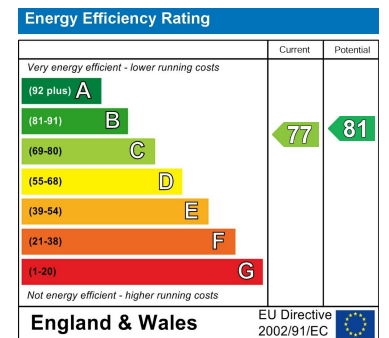


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

# Area Map



# Energy Efficiency Graph



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.