



246 Plungington Road, Preston, PR2 3PQ

Auction Guide £90,000

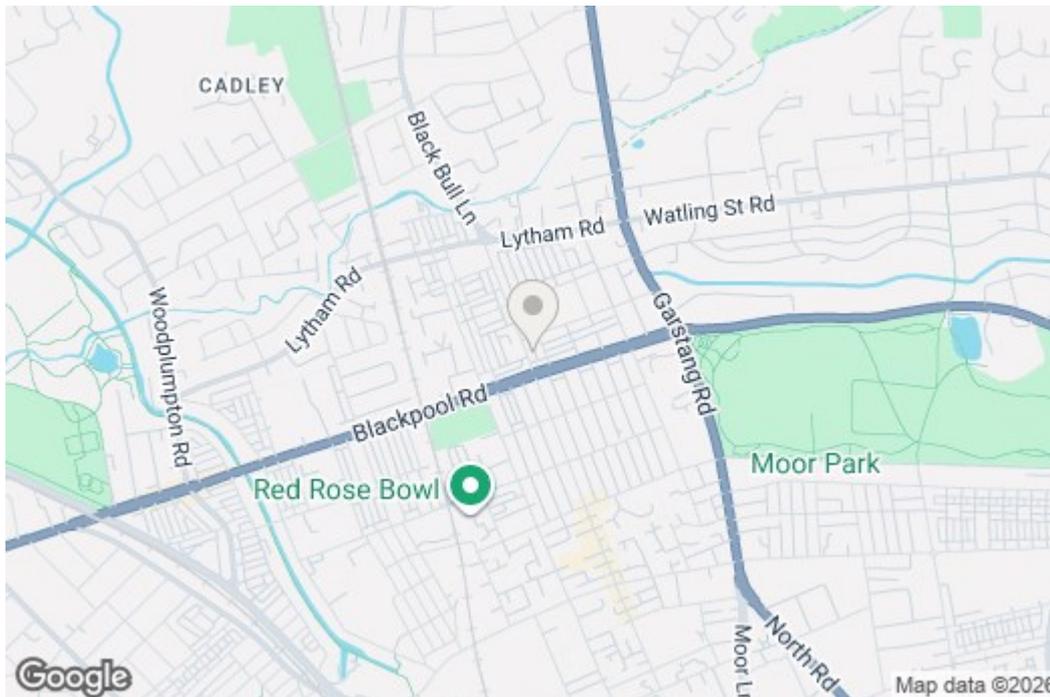
Positioned in a high-demand area of Preston, this 3-bed terraced house has been stripped back, offering a rare "shell-like" state that allows for a complete reconfiguration and bespoke finish from the ground up. Whether you are looking to create a modern family home or a high yield rental investment, this property offers a unique blank canvas.

The ground floor features two substantial reception rooms that showcase the property's traditional proportions. The kitchen area currently leads through to a separate utility space and access to the rear yard, providing a versatile footprint for a contemporary open-plan layout or a dedicated galley kitchen. Upstairs, the property offers three well-proportioned bedrooms and a

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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