



394 St. Georges Road, Preston, PR1 6SL

Offers in excess of £85,000

\*\*\* REDUCED TO SELL \*\*\*

Highgate Homes are pleased to bring to market this spacious 2-bed terraced house for sale on St. George's Road, Preston. Recently reduced for quick sale

As you walk into the property, you're greeted by the reception and then into the large kitchen area. Moving upstairs, you'll find the 2 bedrooms & the tastefully decorated family bathroom. To the rear, you'll find a large, secured rear yard for extra storage.

The property is located in a popular area of Preston, close to a wide variety of schools, shops and other local amenities. Specifically, in this case, PNE Football Club & Moor Park.

With its 2-bedrooms, spacious reception & great location, this would make a fantastic home for a growing family - call Highgate Homes today on 01772 651165 to get booked in for a viewing!



## Reception

14'4" x 13'8" (4.37 x 4.19)



A large, fully carpeted reception area with plenty of room for a sofa, television & supporting furniture. UPVC window to the front aspect & radiator to the rear aspect.

## Kitchen

14'3" x 14'9" (4.35 x 4.50)



A large, tastefully decorated kitchen area with a variety of ground level & overhead cupboards for additional storage. There is also space for a washing machine, fridge freezer unit & oven. Thanks to its size, this room also can also give way to a small dining area as well. UPVC window to the rear aspect.

## Bedroom 1

14'3" x 13'2" (4.36 x 4.02)



A large, fully carpeted bedroom with plenty of room for a king-sized bed and a variety of other furniture. This room also benefits from some built-in wardrobes. UPVC window & radiator to front aspect.

## Bedroom 2

9'0" x 8'0" (2.75 x 2.45)



A well-sized, fully carpeted bedroom with room for a single bed & supporting furniture. UPVC window to the rear aspect.

## Bathroom

4'11" x 8'0" (1.51 x 2.45)



A well-sized, tastefully decorated bathroom with bath, shower, sink & toilet - UPVC window to the rear aspect.

## Rear Yard



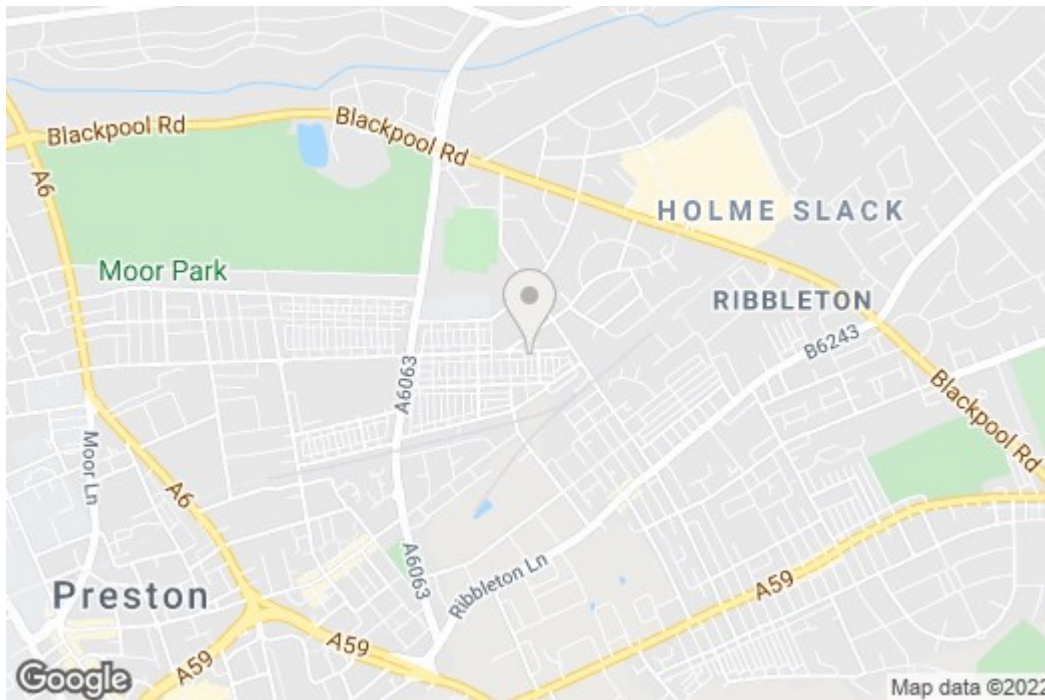
An additional benefit of this property is the rear yard giving way to additional, exterior storage.



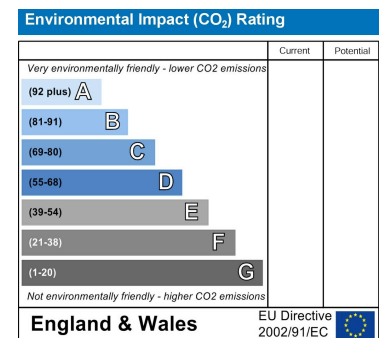
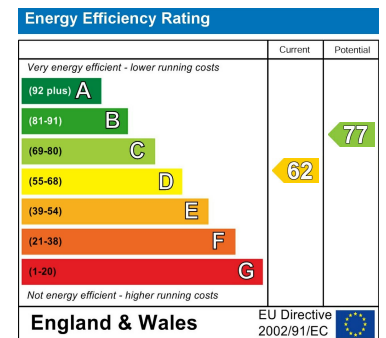
# Floor Plan



# Area Map



# Energy Efficiency Graph



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