



10 Henderson Street, Preston, PR1 7XP

£850 Per month

Discover the perfect blend of convenience and space in this charming three-bedroom terraced home located in the heart of Preston.

Ideally situated for professionals and students alike, this property offers effortless access to Preston City Centre, the UCLan campus, and Royal Preston Hospital via the nearby Plungington Road transport links.

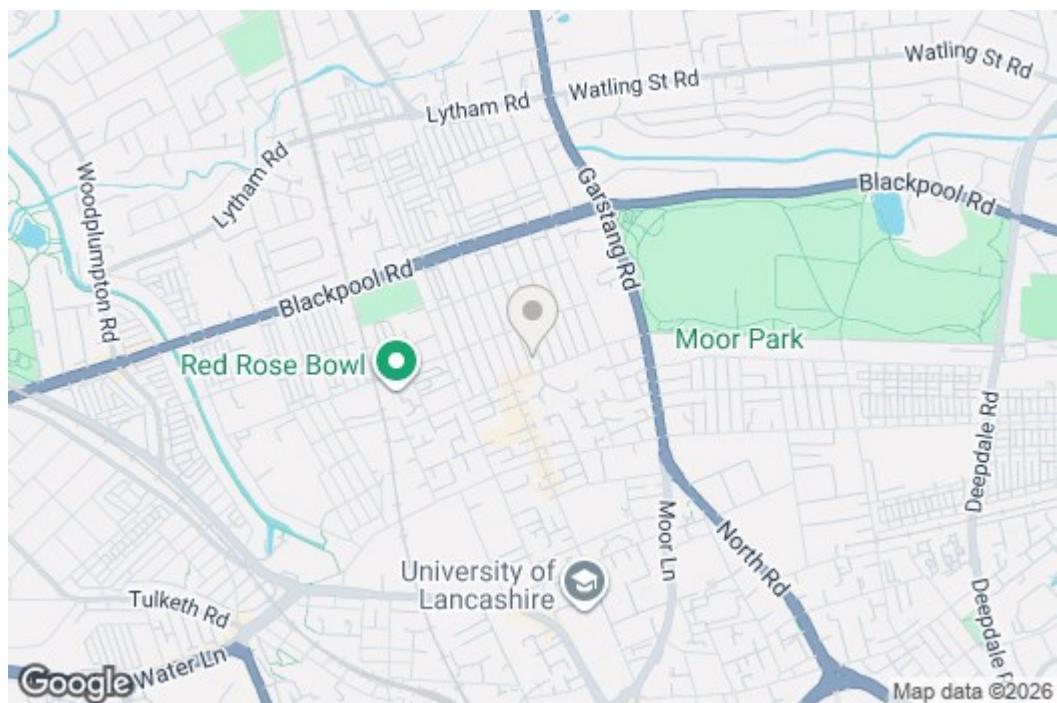
The ground floor opens into a welcoming front reception room that leads naturally into a functional kitchen at the rear, which serves as the heart of the home and provides direct access to a private rear yard.

Upstairs, a central landing connects three well-proportioned bedrooms. The wash facilities are uniquely arranged for convenience, featuring a main bathroom equipped with a bath and sink, alongside a

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		88
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(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			
(92 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	