



**22 Lauderdale Street, Preston, PR1 8JL**

**£475 Per month**

Highgate Homes are proud to present this stunning shared 4-bed terraced house to let on Lauderdale Street, Preston.

This property is quite possibly the most quirky and interesting that we have ever been lucky enough to advertise, it is a real complement to the tastes and design of the current landlords.

As far as location goes it really could not be more convenient being so close to so many landmarks it is ideally situated in a very popular area of Preston close to the train station, University, town centre and the prestigious Preston Docklands as well as highly rated schools, shops, and other local amenities – its location is very convenient and is perfect for either professionals or students. The property also benefits from excellent transport links via the M6.

Inside, the property offers a large, open reception with dining area, leading to a modern kitchen and a large double sized bedroom on the ground floor. As you move upstairs, there are 3 large bedrooms, one

## External Front



Front

## Hallway



Hallway leading to ground floor bedroom and reception

## Bedroom 1 - Ground Floor



Double sized bedroom on ground floor.

## Reception



Large communal reception room with a dining table and chairs.

## Kitchen



Communal kitchen with brand new white goods including washing machine, cooker and fridge freezer.

## Yard



External yard with access to back alley.

## Bedroom 2



Well presented large double sized bedroom on the first floor with wardrobe.

## Bathroom



A well presented communal bathroom with a large sized shower.

## Bedroom 3



A double sized bedroom on the first floor.

## Bedroom 4 en suite



A beautiful en suite adjoining bedroom 4.

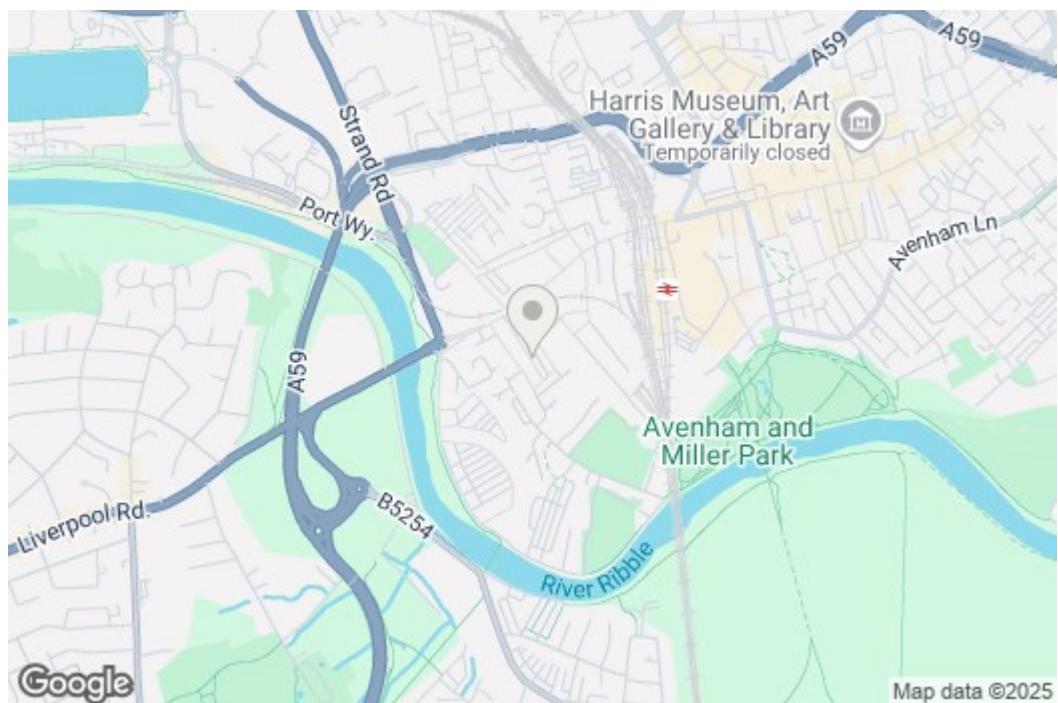
## Bedroom 4



Another large sized double bedroom that has its own en suite.

## 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

