



## 487 Blackpool Road, Preston, PR2 2LE

Asking price £120,000

This well presented two-bedroom terraced home on Blackpool Road is an ideal find for first-time buyers and investors alike.

As you step inside, a welcoming hallway provides a clear sense of space, offering immediate access to the two reception rooms and the staircase leading to the first floor. The front reception room serves as a bright family area, while the hallway leads through to a long second reception room. This versatile space is perfect for both dining and lounging, which then flows into the kitchen at the rear. From here, French doors open out to the back yard.

Moving upstairs, the first floor features two well-proportioned bedrooms and a family bathroom. The entire property is naturally decorated, offering a fresh, neutral canvas that makes it ready to move into immediately.

The property has excellent transport links via Blackpool Road for an easy commute. You are perfectly positioned just a short distance from Haslam Park and within easy reach of the amenities around Preston Docks.

## Reception Room



Bright front reception room with a large bay window that floods the space with natural light, creating a warm and welcoming feel

## Reception Room 2



This room offers a clean, neutral space with an open layout leading into the next area, making it ideal for flexible living or dining use.

## Kitchen



This bright kitchen-dining space features modern units, a large range-style cooker and patio doors opening directly onto the garden.

## Bathroom



This 3-piece bathroom is bright, clean and includes a bath, basin, toilet and heated towel rail.

## Bedroom 1



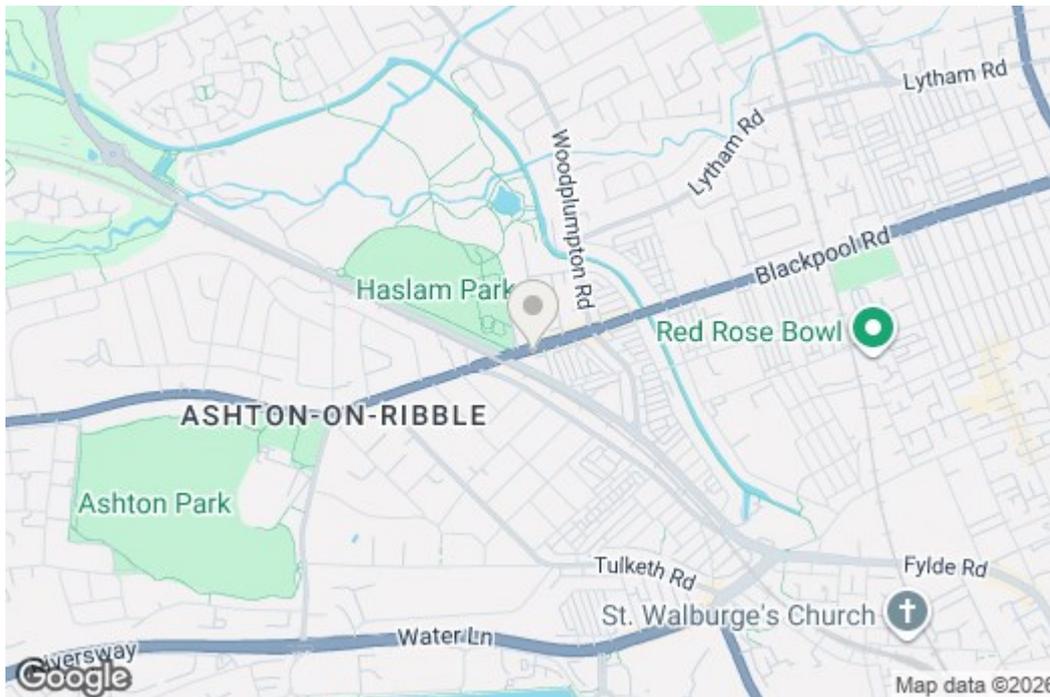
This bedroom offers a bright, open feel with a radiator and patio doors

## Bedroom 2

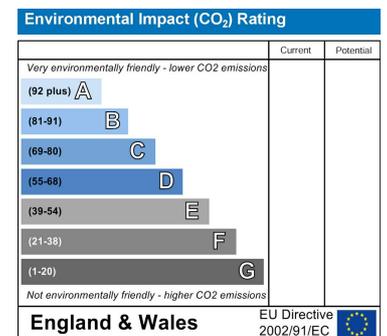
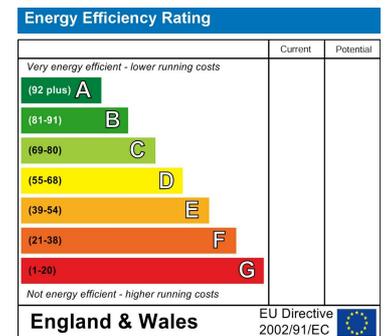


This bedroom offers a bright, comfortable space with a large window and a fitted radiator.

Area Map



Energy Efficiency Graph



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