



89 Royal Drive, Preston, PR2 3AX

Asking price £129,950

Highgate Homes are proud to bring to market this beautifully presented 2-bedroom end-terraced house for sale on Royal Drive, Preston, Lancashire.

Internally, the property briefly comprises a good-sized, fully carpeted reception with plenty of room for a sofa, television & supporting furniture. As you walk through to the kitchen, you're flanked by the downstairs toilet & an additional small storage room. Thanks to the size of the kitchen, it can also act as a small dining room as well. Moving upstairs, you're greeted by the 2 well-sized double bedrooms & tastefully decorated family bathroom with bath, shower, sink & toilet. To the rear of the property, you'll find a good-sized backyard with plenty of room for entertaining during the summer months!

The property is located in a popular area of Preston, in the heart of Fulwood, and is within commuting distance of all major north-west towns & cities via the local motorways (M6 & M61) and benefits from excellent local schools, nurseries, and a wide range of other amenities via Preston City Centre & Deepdale Shopping Centre.

With its great transport links, access to local amenities and beautiful presentation, this would make an excellent home for a growing family – Call Highgate Homes today on 01772 651165 to get booked in for a viewing! This property is not to be missed!

Reception

12'11" x 13'5" (3.94 x 4.11)



A well-sized, fully carpeted reception with large window for natural light. As you can see from the photos, there is plenty of room for a sofa, television, chairs & supporting furniture giving way for a variety of layouts.

Kitchen

12'3" x 10'2" (3.75 x 3.12)



A good-sized, tastefully decorated kitchen with a series of built-in and overhead cupboards for additional storage. Thanks to the size of this room, it also acts as a dining room as well however, with some adjustment, this could also act as more storage space or room for other furniture.

Bedroom 1

12'3" x 10'7" (3.75 x 3.23)



A good-sized, fully carpeted double bedroom with plenty of room for additional furniture. The neutral decor gives way to a variety of styles & layouts.

Bedroom 2

12'3" x 9'8" (3.75 x 2.97)



A good-sized, fully carpeted second double bedroom with plenty of room for additional furniture. The neutral decor gives way to a variety of styles & layouts. This could also make an excellent study, nursery or room for extra storage.

Family Bathroom

6'0" x 6'3" (1.85 x 1.91)



A beautifully decorated 3-piece family bathroom with bath, shower unit, sink & toilet - fully tiled on the walls & lino on the floor.

Rear Yard

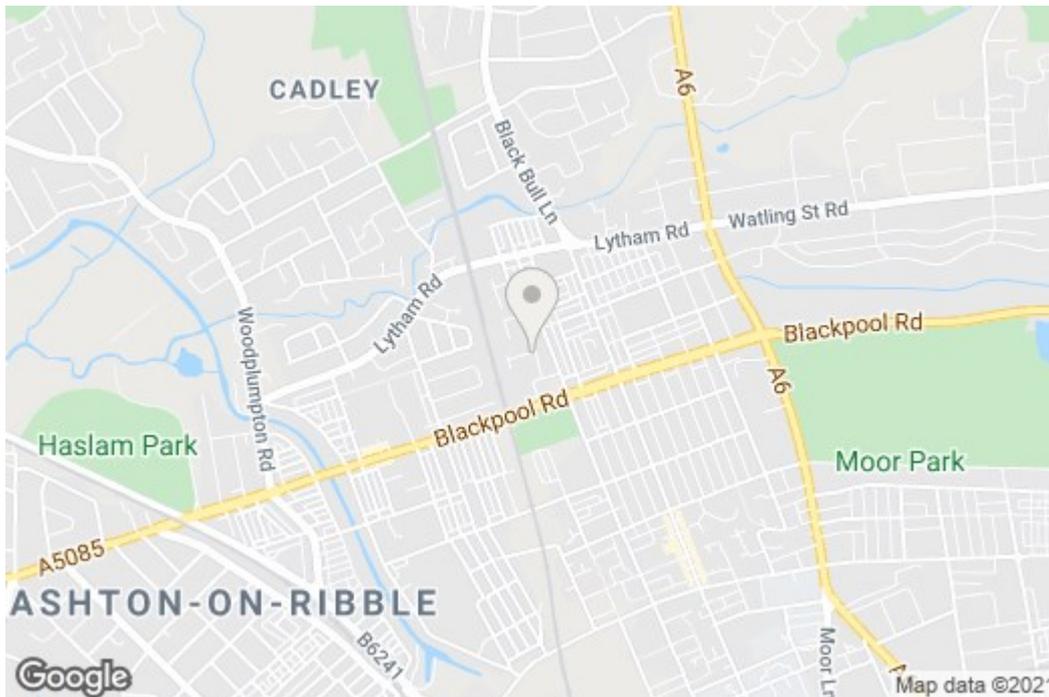


A great bonus for this property is the good-sized, well-decorated rear yard - it's split into 3 parts, a flagged area as you walk outside, a central gravel area & a decking area towards the rear.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(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			
(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	

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