

# H Highgate\_Homes



480 Brook Street, Preston, PR2 3AJ

Asking price £110,000

Highgate Homes are proud to bring to market this well-presented three bedroom terraced house situated in a popular residential area of Fulwood with excellent transport links to the rest of Preston.

The property benefits from easy access to many local schools, shops & other local amenities. As you walk into the property, you are greeted by a large, open reception. Moving on, you go through to the second reception with an open entrance into the modern kitchen area with utility room which also gives access to the rear yard. Moving upstairs, you will find the 3 well-presented bedrooms.

With its 3 bedrooms, 2 receptions & modern kitchen, this property could make an excellent home for a first time buyer or great investment.

This property is a must-see to truly appreciate its size - call Highgate Homes today on 01772 651165 to get booked in for a viewing!

349-351 Blackpool Road, Preston, Lancashire PR2 3AB  
Telephone 01772 510780 | Email [office@highgatehomes.co.uk](mailto:office@highgatehomes.co.uk) | [www.highgatehomes.co.uk](http://www.highgatehomes.co.uk)

## Reception 1

15'8" x 12'6" [4.80 x 3.82]



A large, fully carpeted reception with UPVC double glazed window to the front - room for the whole family!

## Reception 2

39'8" x 36'8" [12.1 x 11.2]



The second reception could also make an excellent dining room as it leads straight into the kitchen area with UPVC double-glazed window near the staircase.

## Kitchen

24'7" x 23'3" [7.5 x 7.1]



A well-presented kitchen with electric hob and oven with extractor fan, fitted light wood wall and base units, single drainer sink with hot and cold mixer taps, tiled walls and flooring. This leads straight onto the utility room.

## Utility Room

8'6" x 3'5" [2.60 x 1.05]

A well-sized utility room with tiled flooring. The room contains plumbing for washing machine with extra work-surfaces.

## Bathroom

7'10" x 3'10" [2.40 x 1.18]



Leading on from the utility room is the fitted bathroom with shower, sink & toilet.

## Bedroom 1

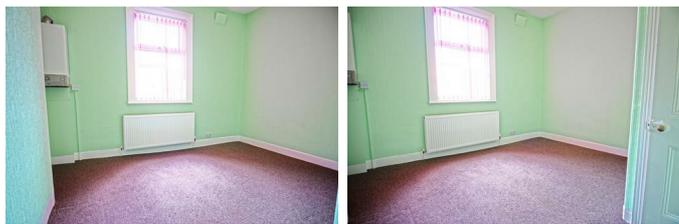
13'0" x 11'8" [3.97 x 3.57]



A large, fully carpeted bedroom with plenty of room for a double bed & extra furniture.

## Bedroom 2

10'7" x 12'5" (3.25 x 3.80)



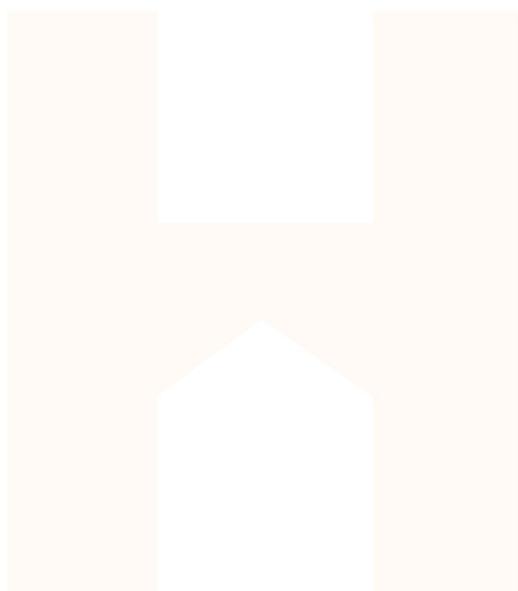
A well-sized bedroom with room for a double bed and some furniture.

## Bedroom 3

6'5" x 12'5" (1.96 x 3.80)



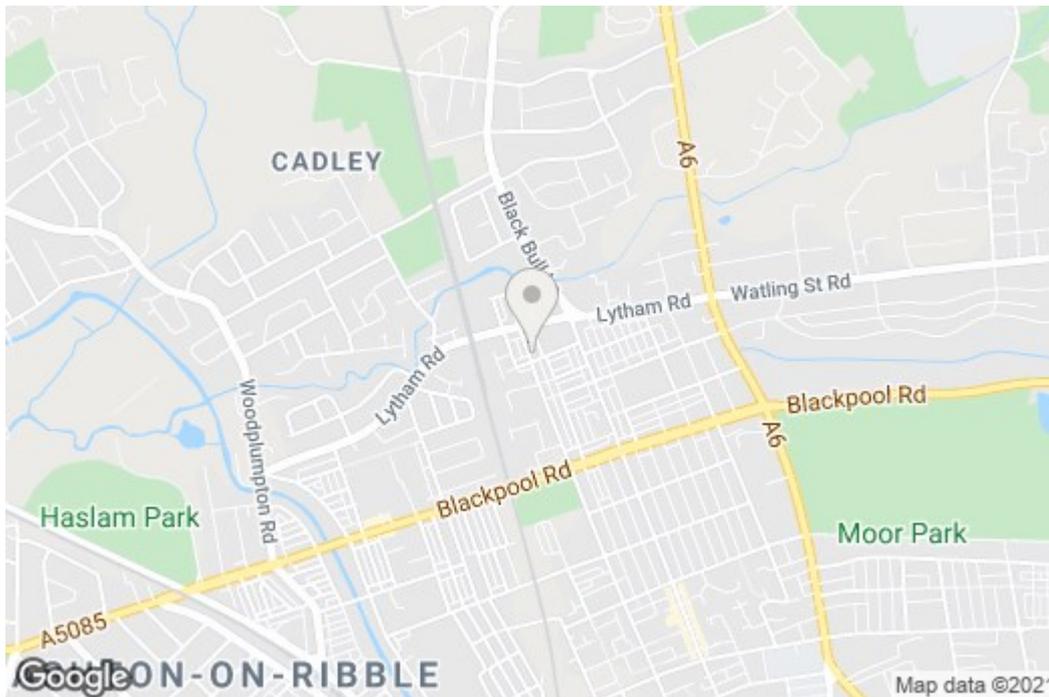
The third, fully carpeted bedroom could also make an excellent study, nursery or room for extra storage.



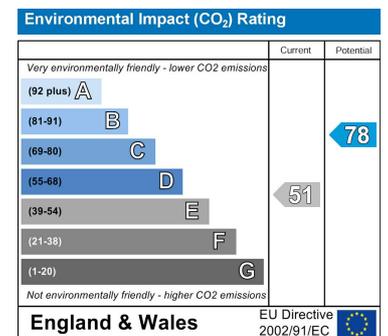
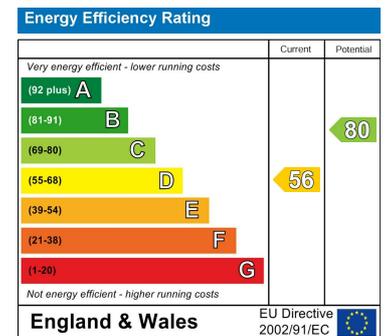
## Floor Plan



## Area Map



## Energy Efficiency Graph



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