

## 77B Brackenbury Road, Preston, PR1 7UQ

Offers over £99,950

Highgate Homes are proud to bring to market this spacious 3-bed apartment for sale on Brackenbury Road, Preston.

This apartment would be great for first time buyers or developers, along with its spacious bedrooms, the property benefits from a large kitchen & bathroom. This property does require a small amount of work however, this is reflected in the price.

The property is also located close to a wide variety of schools, shops and other local amenities. Further to that, it also benefits from excellent transport links via Blackpool Road, Preston Bus & Stagecoach, giving easy access to the city centre & wide parts of Lancashire.

Call Highgate Homes today on 01772 651165 to get booked in for a viewing!

## Kitchen

12'9" x 13'10" (3.90 x 4.22)



A large, tastefully decorated kitchen area - currently under renovation with a new built-in over & dishwasher. There are a variety of built-in ground level & overhead cupboards for additional storage as well. UPVC window to the left aspect & radiators to the right & left aspect.

## Bathroom

8'8" x 6'5" (2.65 x 1.96)



A well-sized, tastefully decorated bathroom with built-in shower unit, bath, sink & toilet. Again, this area is currently under renovation. UPVC window to the rear aspect & radiator to the front aspect.

## Bedroom 1

13'6" x 13'2" (4.13 x 4.02)



A very large, fully carpeted bedroom with plenty of

room for a king-sized bed and a variety of supporting furniture. 2 UPVC windows to the left & rear aspect and a radiator to the right aspect.

## Bedroom 2

12'11" x 12'9" (3.94 x 3.89)



A large, fully carpeted bedroom with plenty of room for a double-bed and a variety of supporting furniture. 2 UPVC windows to the left & front aspect and a radiator to the rear aspect.

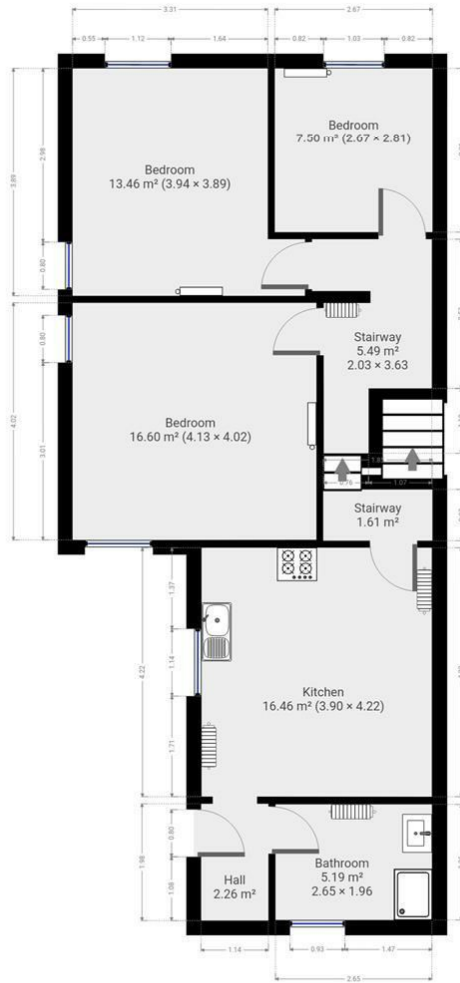
## Bedroom 3

8'9" x 9'2" (2.67 x 2.81)



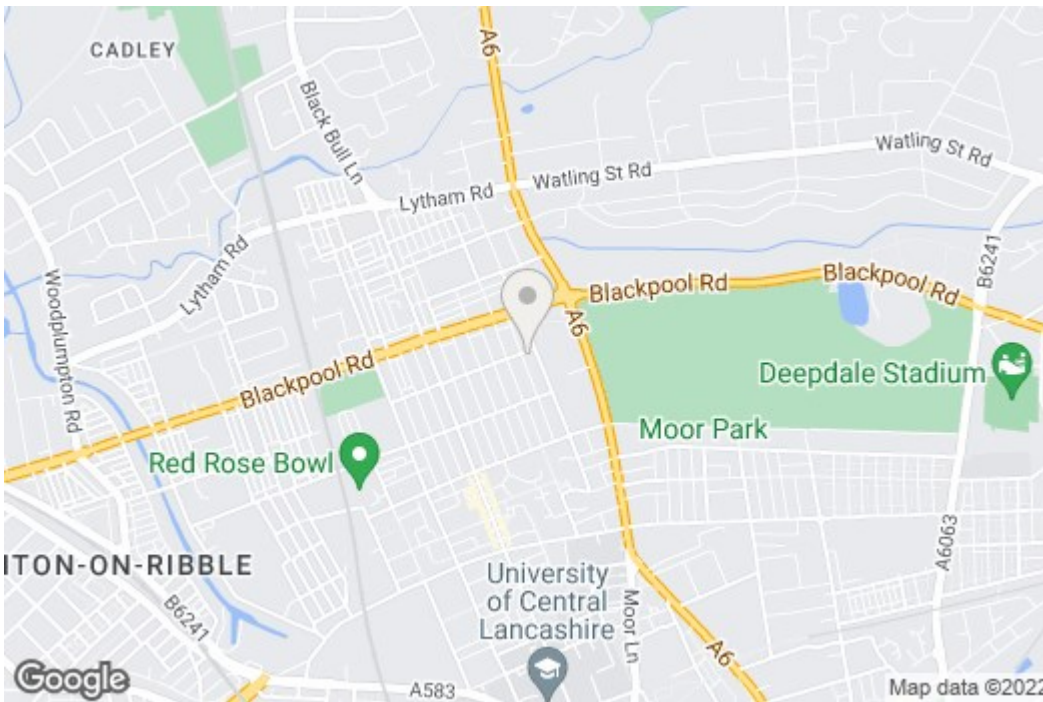
A well-sized, fully carpeted bedroom with room for a double-bed and some supporting furniture. This could also make an excellent study, nursery or, simply, a room for extra storage. UPVC window & radiator to the front aspect.

## Floor Plan



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## Area Map



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## Energy Efficiency Graph

