



18 Threefields, Preston, PR2 7BE

Asking price £65,000

Highgate Homes are proud to bring to market this spacious 2-bed flat for sale on Threefields, Ingol, Preston - the current rental value of the tenancy is £475.00PCM.

As you walk up the stairway, you are greeted by the hall giving way to the rest of the rooms. Along with its 2 bedrooms, the property briefly consists of a reception, kitchen, bathroom & secondary storage / dressing room. The area is located close to various shops and amenities is on a bus route into the city centre and close to motorway links, the property has an added benefit of a beautiful private balcony and off-street parking.

This would make an excellent addition to any investor's portfolio - call Highgate Homes today on 01772 651165 to get booked in for a viewing!

Reception

10'9" x 15'5" [3.28 x 4.70]



A large, tastefully decorated reception with plenty of room for a sofa, television & other furniture. An additional bonus of this room is the balcony. UPVC window & radiator to the left aspect.

Kitchen

6'10" x 10'9" [2.10 x 3.30]



A well-sized, fitted kitchen with a variety of ground-level & overhead cupboards for additional storage. Built-in oven, hob & extractor included with plumbing for a washing machine. UPVC window to the front aspect.

Bedroom 1

9'0" x 12'7" [2.75 x 3.85]



A well-sized, fully carpeted bedroom with room for a double bed. UPVC window & radiator to the rear aspect.

Bedroom 2

6'4" x 12'7" [1.95 x 3.85]



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

Bathroom

5'4" x 7'11" [1.65 x 2.43]



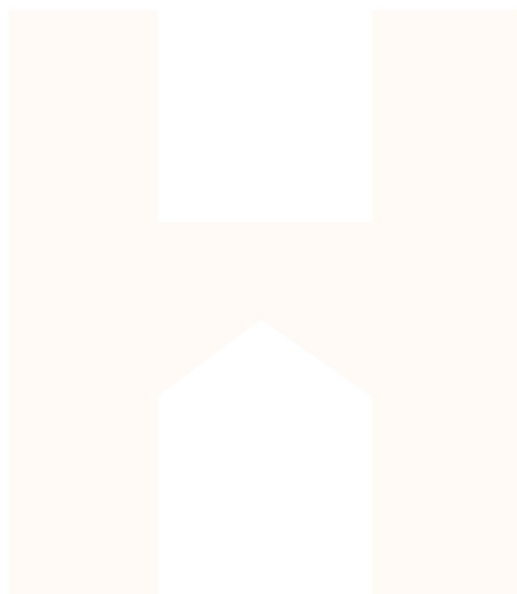
A neutrally decorated 3-piece bathroom with bath, shower unit, sink & toilet. UPVC window to the front aspect & radiator to the left aspect.

Dressing / Storage Room

5'4" x 5'4" [1.65 x 1.65]



An added bonus of this property is the dressing room - this area could be kept as a dresser or, converted into extra storage for the property.



Floor Plan

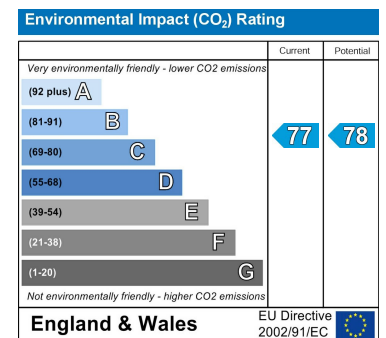
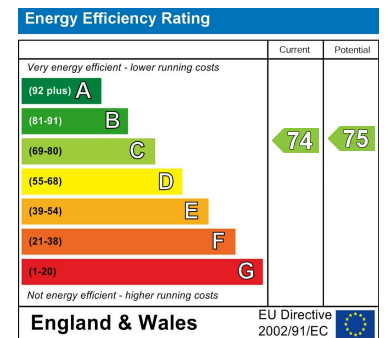


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Area Map



Energy Efficiency Graph



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