



Albyn Street East, Preston

Offers Over £59,950

SOLD BEFORE MARKETING

Ben Rose Estate Agents are pleased to present to the market this charming one-bedroom ground floor flat, ideally positioned in the heart of Preston. Perfect for single occupiers, first-time buyers, or investors, the property benefits from convenient access to a wide range of local amenities. Bus routes and green spaces are all within walking distance, providing a practical and well-connected setting for everyday living. The property also offers easy access to the M6 motorway, just a short drive away, making commuting to nearby towns and cities straightforward.

Stepping into the property, you are welcomed into the entrance hallway. To the right, you will find the spacious main bedroom, which benefits from a large window overlooking the front aspect.

Moving through, you enter the bright and spacious lounge/diner, featuring a central fireplace and a patio door leading out to the communal green at the rear.

From here, you will find the modern kitchen, which offers ample storage and space for freestanding appliances. Returning to the hallway, there is additional storage available, along with access to the three-piece shower room.

Externally, the property benefits from a large communal lawn to the rear, as well as access to off-road residential parking.

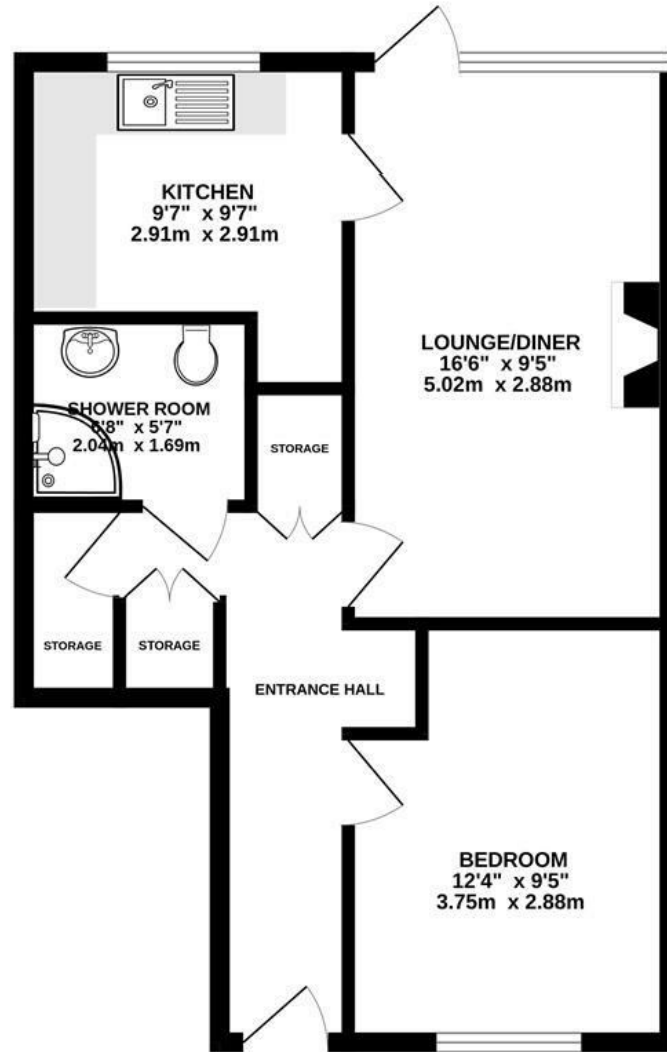
Early viewing is highly recommended to avoid disappointment.







GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

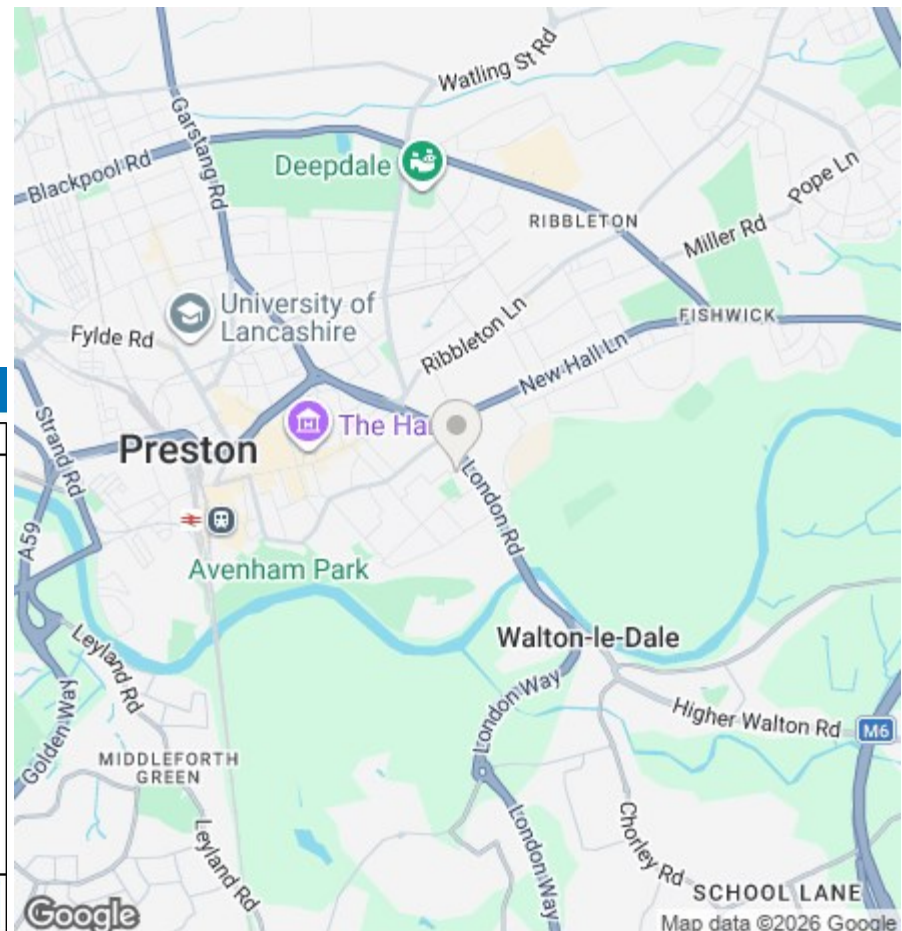


TOTAL FLOOR AREA : 483 sq.ft. (44.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 (CO₂) 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	