



Mercer Street, Preston

Offers Over £76,950

Ben Rose Estate Agents are pleased to present to the market this well-presented third-floor, two-bedroom apartment, situated in a central area of Preston. The property would make an ideal purchase for Investors or a first-time buyer, offering modern and comfortable living accommodation throughout. Situated within walking distance of Preston city centre, the apartment benefits from close proximity to a wide range of local schools, shops, and amenities. It also boasts excellent transport links via the nearby Preston train station and easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into a spacious entrance hallway, which provides access to all rooms. To the left, you will find the open-plan lounge/kitchen/diner, a fantastic living space enhanced by a beautiful Juliette balcony, allowing plenty of natural light to fill the room. The contemporary fitted kitchen offers ample storage and includes an integrated oven, hob, and fridge.

Moving back through the hallway, you will find two well-proportioned double bedrooms, both benefiting from integrated storage, with the master bedroom also boasting a private en-suite shower room. Completing the home is a modern three-piece family bathroom featuring an over-the-bath shower.

Externally, the apartment is accessed via a well-maintained communal entrance, staircase, and corridor. The property also benefits from an allocated parking space for residents.

Early viewing is highly recommended to avoid disappointment.







