



Balfour Street, OL4 1NS

£850 PCM

Lifestyle Sales & Lettings are delighted to present this modern and well-presented three-bedroom end-terrace home, ideally situated in a popular residential area with excellent access to local amenities, reputable schools, motorway links, and Preston City Centre.

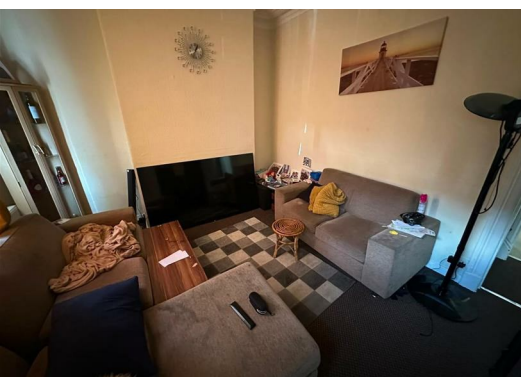
The accommodation briefly comprises an entrance vestibule, a spacious lounge featuring laminate flooring and an electric fire, and a contemporary kitchen/diner, ideal for family living and entertaining.

Upstairs, the property offers two generously sized double bedrooms, a further single bedroom, and a stylish modern three-piece bathroom suite complete with a shower over the bath.

To the rear, patio doors lead out to a private enclosed yard with a decking area, providing a low-maintenance outdoor space.

The property is decorated in neutral tones throughout and benefits from neutral flooring and fitted blinds. Additional features include uPVC double glazing, gas central heating, rear garden lighting, and on-street parking to the front and side of the property.

This attractive home is ideal for families or professionals seeking comfortable accommodation in a convenient location.

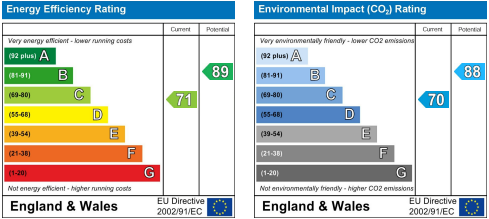


Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property. please contact 01706 823 131 for further details.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings.



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