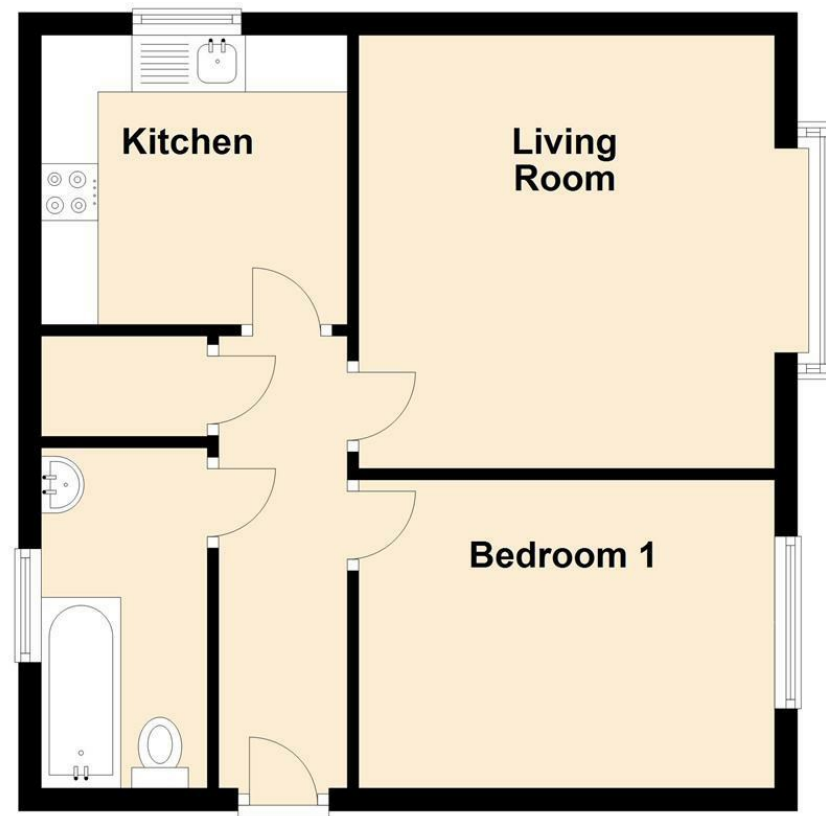


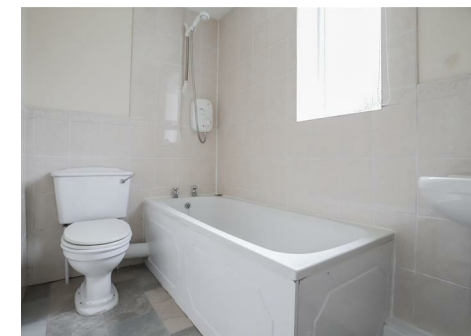
Ground Floor

Approx. 464.1 sq. feet



Total area: approx. 464.1 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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		
	70	81
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Kerr Place, Preston, PR1 8UW

£80,000

A BRIGHT ONE BEDROOM FIRST FLOOR APARTMENT IN PRESTON

Keenans are delighted to bring this one bedroom home to the market! The property is bright and boasts a fitted kitchen, a good sized bedroom, a three piece bathroom, communal gardens and off road parking to the front of the property. Situated in a quiet location in Preston a short drive to the town centre and is close to local amenities. The property is within close proximity to local schools and isn't far from bus routes and major commuter links.

The property comprises briefly; a welcoming entrance to the hallway which has doors providing access to the kitchen, spacious living room, one bedroom, a three piece bathroom suite and a storage cupboard. Externally, to the front of the property there are communal gardens and off road parking.

Viewings can be arranged by calling our Chorley team, at your earliest convenience

Kerr Place, Preston, PR1 8UW
£80,000

 1  1  1  C

- EPC To Be Confirmed
 - Residential Parking
 - Spacious Rooms
- Leasehold Property
 - Communal Garden
 - Well Located
- Council Tax Band A
 - No Chain Delay
 - Nearby Local Amenities

Ground Floor

Hall
13'01 x 3'00 (3.99m x 0.91m)
Electric heating radiator, smoke alarm, doors to one bedroom, bathroom, storage container, kitchen and living room.

Living Room
12'09 x 12'00 (3.89m x 3.66m)
Electric heating radiator, wood double glazed bay window, television point, coving, two feature wall lights.

Kitchen
9'02 x 8'01 (2.79m x 2.46m)
Wood double glazed window, laminate wall and base units, laminate worktops, stainless steel sink with drainer and mixer taps, BOSCH oven, four ring gas electric hob, plumbing for the washing machine, space for fridge / freezer, laminate flooring, extractor fan, part tiled elevations.

Bedroom One
12'08 x 8'11 (3.86m x 2.72m)
Electric heating radiator, wood double glazed window.

Bathroom
8'06 x 4'08 (2.59m x 1.42m)
Electric heating towel rail, wood double glazed frosted window, low basin WC, pedestal wash basin with mixer taps, overhead electric feed shower, laminate flooring, extractor fan, heater.

