



CENTURY 21
Preston & Southport

GUIDE PRICE £130,000

THE GOLDTHREAD WORKS, AVENHAM ROAD
PR1

PROPERTY

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***** ATTENTION INVESTORS AND FIRST TIME BUYERS!! *****

*****WELCOME HOME***** Century21 Preston & Southport are delighted to offer for sale this well-presented ground floor 2 double bedroom apartment in the heart of the City Centre. Just off Winckley Square and a short stroll from the main high street, shops, restaurants, bars, train station and access to good road networks for M6/M61/M65/M55 This apartment is a brilliant home for a first-time buyer wanting city centre living or a superb buy to let investment. The accommodation briefly comprises; an entrance hallway, open plan living room and fitted kitchen, 2 double bedrooms, and a bathroom. The property has electric heating and Heritage glass window

.Entrance Hallway.

Wooden flooring, entry phone storage cupboard housing hot water boiler.

Living Room/Kitchen16' 7" x 12' 8" (5.06m x 3.87m)Open plan living room with windows to front and rear, wooden flooring, tv and telephone points. Fitted kitchen with wall and base units, complementary work surfaces with breakfast bar, stainless steel sink with mixer tap. Integrated electric oven, hob, extractor fan, under counter fridge freezer, dishwasher. Two storage heaters.

Bedroom 112' 7" x 10' 9" (3.84m x 3.3m)Window to the side, electric heater and wooden flooring.

Bedroom 210' 4" x 9' 6" (3.16m x 2.9m)Window to the rear, electric storage heater, door to the rear stairwell and wooden flooring.

Bathroom7' 1" x 4' 1" (2.17m x 1.26m)Fitted bathroom suite comprising WC, wash hand basin, shower, extractor fan, electric towel rail radiator, part tiled walls.

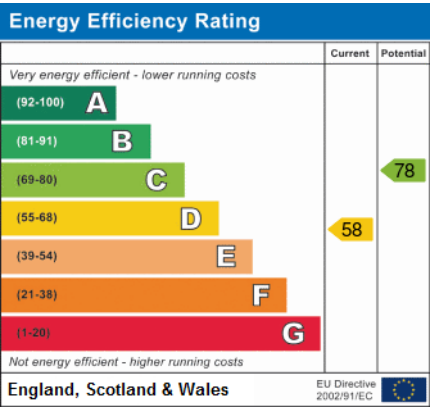
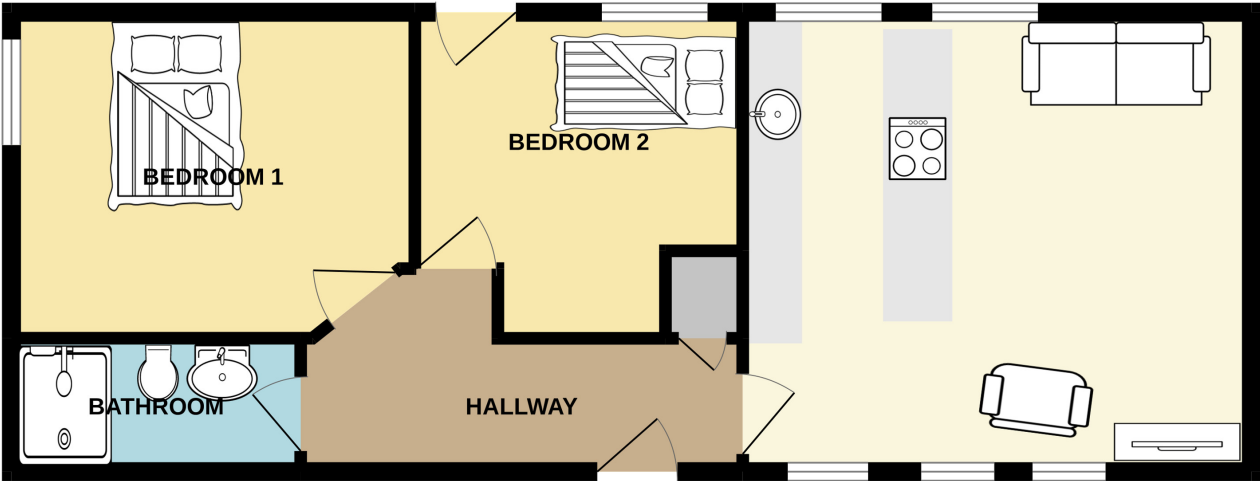
Under the Consumer Protection Act 1987 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty concerning the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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At a glance:

- Character Building
- Two Double Bedroom
- Open Plan Living Space
- Close to Winckley Square
- Close To All Amenities Of City Centre
- City Centre Location
- IDEAL BUY TO LET / FIRST TIME BUY



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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