



31 Wellington Street, Preston – PR1 8TQ

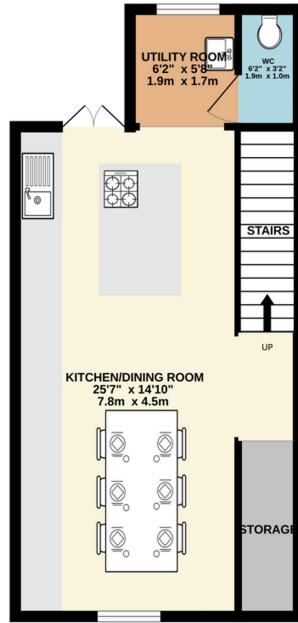
£190,000 Freehold

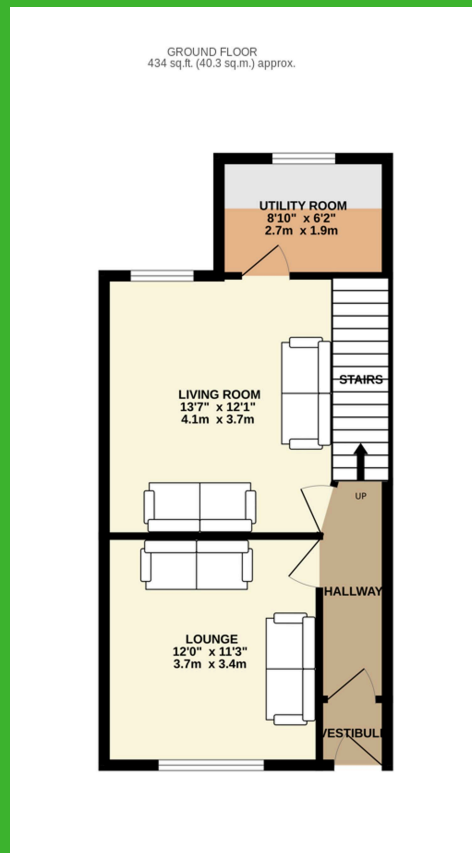
Modern Kitchen/Diner • Beautiful Character • Sought After Location • Close to Public Transport Links • 2 Large Reception Rooms • Downstairs WC • Developed Basement • Period Features Throughout • Close to Local Schools • Utility Room

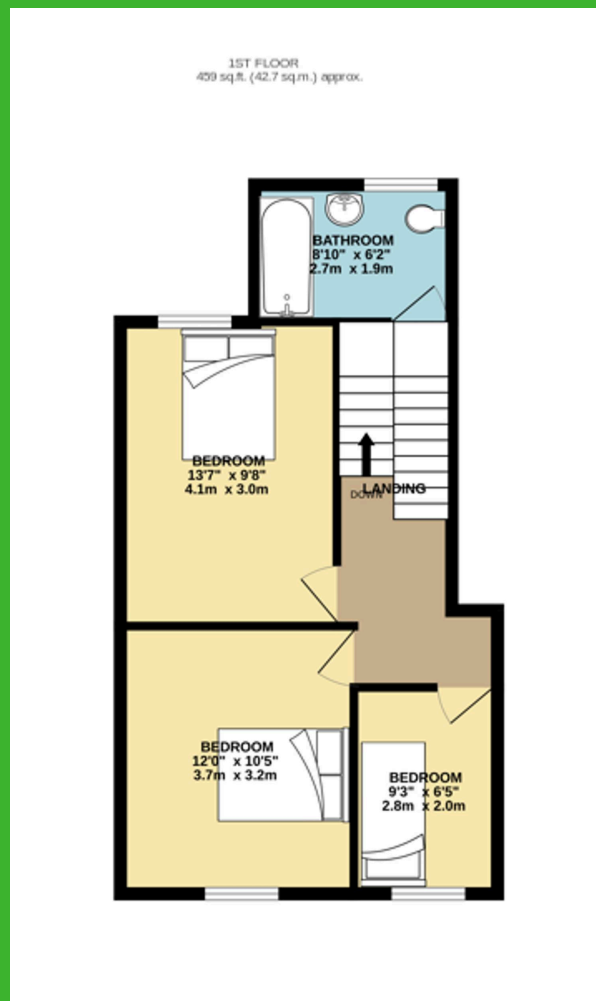

Clarkson Holden
estate agents



BASEMENT
434 sq.ft. (40.3 sq.m.) approx.







Beautiful three bedroom terraced house with period features, modern kitchen, private garden, and excellent transport links. Ideal for families or professionals. Early viewing recommended.

Council Tax band: A

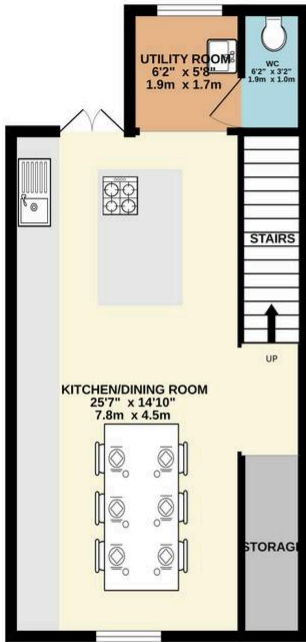
Tenure: Freehold

EPC Energy Efficiency Rating: D

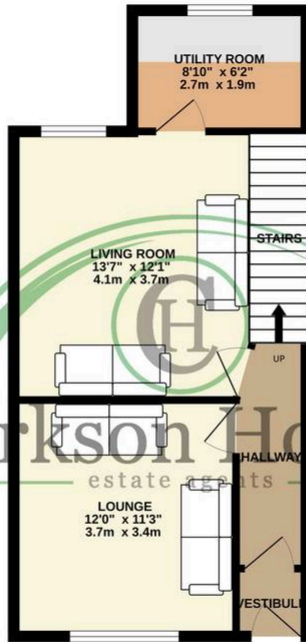
EPC Environmental Impact Rating: D

For Further Information, please call us on 01772 298298.

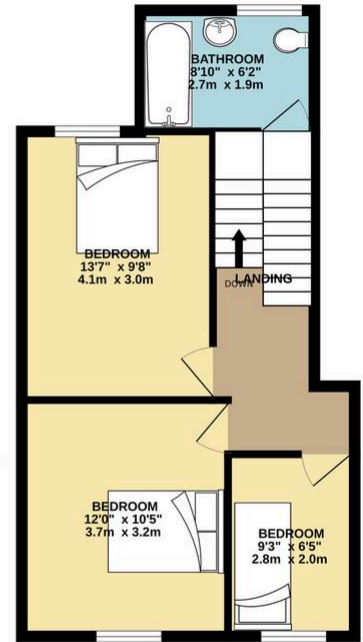
BASEMENT
434 sq.ft. (40.3 sq.m.) approx.



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1326 sq.ft. (123.2 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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