



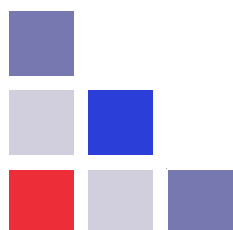
# Wolseley Place

**NO CHAIN**

Preston PR1 3XJ

Hazelwells are pleased to offer for sale this superb 2 double bedroom mid terrace which is situated close to Preston city centre. The property offers superb accommodation for those looking to be close to the city centre, with the train and bus station a short walk away. The accommodation briefly comprises; vestibule, lounge, kitchen, utility room, bathroom, first floor landing, two double bedrooms. The property has the benefit of UPVC double glazing, gas central heating and an enclosed rear yard. Residents parking permits are available. An ideal first time buy or buy to let rental property. Viewings are highly recommended.

£109,950



**Hazelwells**  
sales & lettings

## Vestibule

## Lounge

12' 6" x 13' 3" (3.80m x 4.05m)

Double glazed window to the front, a panel radiator, wall mounted feature electric fire, fitted shelving, television aerial point and door to the kitchen.

## Kitchen

11' 5" x 10' 6" (3.47m x 3.19m)

A fitted kitchen with a range a of wall and base units, complementary work surfaces, stainless steel sink and drainer with a mixer tap and tiled splash backs. There is an integrated gas hob, electric oven and space for a washing machine and fridge freezer. Under stair storage cupboard and stairs to the first floor. There is a double glazed window to the rear, a panel radiator and tiled flooring. Wall mounted Worcester Combination boiler.

## Utility Room

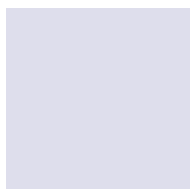
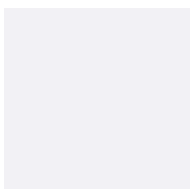
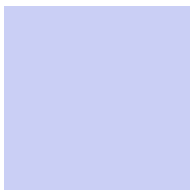
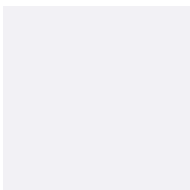
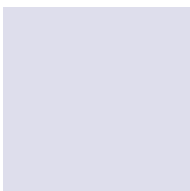
6' 5" x 7' 3" (1.95m x 2.20m)

Double glazed window and door leading to the rear yard. Fitted unit and wall units with a space for a dryer, tiled flooring.

## Bathroom

5' 8" x 6' 7" (1.73m x 2.00m)

A modern three piece suite comprising wc, wash hand basin and a panel bath with electric shower over. Tiled floor and part tiled elevations. Double glazed window to the side and a chrome towel rail radiator.





## First Floor Landing

### Bedroom 1

12' 6" x 12' 6" (3.80m x 3.80m)

Double glazed window to the front, panel radiator, fitted wardrobes, feature fireplace and original wooden floorboards. Loft access.

### Bedroom 2

11' 4" x 10' 8" (3.46m x 3.24m)

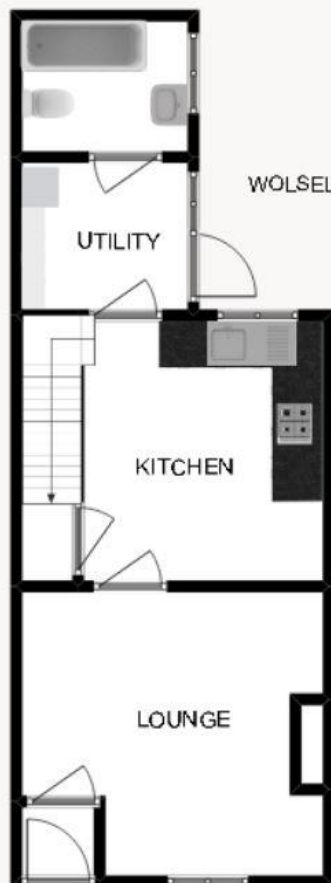
Double glazed window to the rear and a panel radiator.

### Rear Yard

An enclosed rear yard.



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WOLSELEY PLACE, PRESTON PR1 3XJ

GROUND FLOOR

FIRST FLOOR

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