

Property Particulars

2, Pump Street, Preston.



- **Ground Floor Flat - Perfect for Downsizing**
- **Outskirts & Walking Distance To City Centre**
 - **Two Bedrooms**
 - **Kitchen & Bathroom**
- **All on One Level**
- **75 Yards To St Ignatius Church**
- **Lounge & Dining**
- **Prized Parking Space**
- **No Chain Delay**

£72,500

A great ground floor flat within walking distance of Preston City Centre, being a few hundred yards from the Preston bus station, and 75 yards from St Ignatius Catholic Church. Perfect flat if wishing to downsize, as all on one level. There are two bedrooms, a dining kitchen and a bathroom. A spacious lounge with room to dine, overlooking open plan communal lawn, to the rear There is gas central heating and uPVC double glazing and a prized parking space. A great yield, if wanting to rent out, running at 11% The property is leasehold and is available with No Chain Delay.

Entrance Hallway -

Very spacious hallway with large cupboards providing lots of storage, uPVC Double glazed door to the front and doors off.

Lounge/Diner -

With uPVC double glazed picture window and door to rear, overlooking the open rear communal lawn. Ceiling light, radiator and door to the kitchen.



Kitchen -

With wall, drawer and base units with working surfaces and an electric cooker point, uPVC double glazed window to the front, radiator, sink and drainer.

Bedroom One -

With a uPVC double glazed window to the rear, ceiling light and radiator.



Bedroom Two -

With uPVC double glazed window to the rear.



Bathroom -

With a three piece suite comprising, wash hand basin, low suite WC and a paneled bath, with electrics and water connected making it suitable for an electric shower to be installed. Opaque uPVC double glazed window to the front and radiator.

Rear Communal Garden -

Being laid to lawn and having rear door to a small paved area.

Outside -

To the front there is a small garden area with gate access.

Car parking Bay -

Being so rare in a location so close to Preston City Centre.

Location Benefits -

Very rarely do properties in such close proximity to Preston City Centre, reach the open market. Being just a few hundred yards to the bus station, for easy travel, walking distance to all the city's shops, bars and restaurants as well as great main road connectivity and easy motorway access routes. Also close to local schools and St Ignatius Church.



Additional Information -

Please note we are required under The Estate Agents Act 1979 and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a Connected Person as defined by that act.

Disclaimer - The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

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