

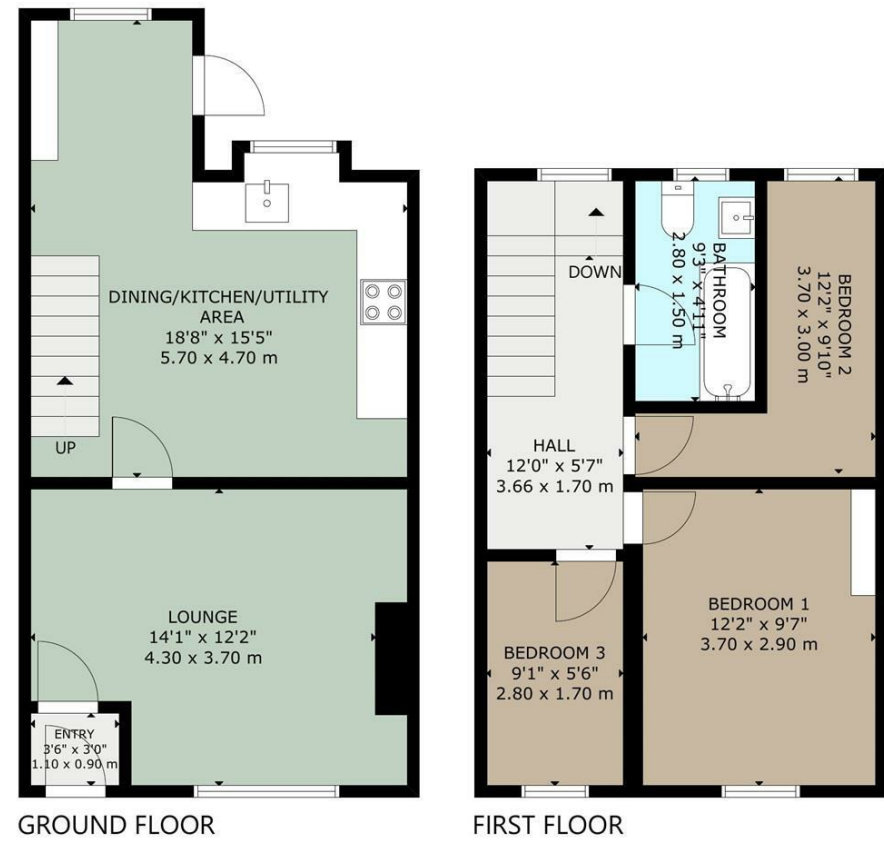


Charles Louis Homes Ltd  
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# CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 74 m<sup>2</sup>/792 sq ft  
GROUND FLOOR: 39 m<sup>2</sup>/418 sq ft, FIRST FLOOR: 35 m<sup>2</sup>/374 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



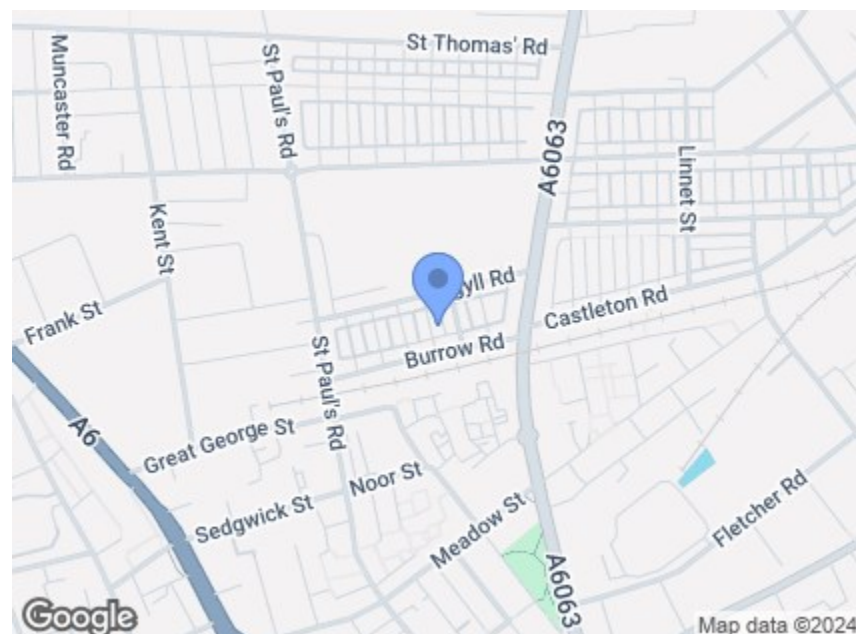
6 Dorset Road  
, Preston, PR1 6LD

Asking price £130,000



### Directions

At Guide Interchange, take the exit onto the M65 slip road to M61/M6/Preston/Darwen, merge onto M65. Keep right to stay on M65 and continue onto A6. At the roundabout, take the 2nd exit onto London Way/A6. At the roundabout, take the 2nd exit and stay on London Way/A6. At the roundabout, take the 2nd exit and stay on London Way/A6. Continue to follow A6, turn right onto Church St/A6063. Next, turn left onto Deepdale Rd/A6063 and go through 1 roundabout. Turn left onto Burrow Rd, lastly, turn right onto Dorset Rd.



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.

- Beautifully refurbished three-bedroom terraced house with a modern and spacious living environment.
- Perfect for first time buyers or investors
- Generously-sized bedrooms, perfect for families or professionals needing extra space.
- Newly updated bathroom with contemporary fixtures for a sleek and comfortable feel.
- Bright and airy open-plan kitchen and dining area, ideal for entertaining or family meals.
- Recently renovated throughout, combining modern design with functional living spaces.
- Street parking available at the front and an enclosed rear yard for additional outdoor space.
- Excellent location with easy access to shops, restaurants, transport links, and local schools in Preston.

# 6 Dorset Road

, Preston, PR1 6LD

6 Dorset Road is a beautifully refurbished three-bedroom terraced house, offering a modern and spacious living environment. Perfectly situated close to Preston city centre, this home provides both convenience and style, making it an ideal starter home or a great buy-to-let opportunity.

The property features three bedrooms, ideal for families or professionals looking for extra space. The newly updated bathroom boasts contemporary fixtures and fittings, offering a sleek, comfortable space. The open-plan kitchen and dining area is a bright, airy hub of the home, perfect for entertaining or relaxed family meals. Street parking is available at the front, and an enclosed rear yard provides additional outdoor space.

Situated in the heart of Preston, PR1 6LD is an excellent location for those seeking easy access to city amenities while enjoying a quiet residential neighbourhood. The city centre is just a short walk away, providing a wealth of shops, restaurants, and entertainment options.

## VESTIBULE

uPVC door, alarm panel

## LOUNGE

14'1 x 12'2 (4.29m x 3.71m)

uPVC double glazed window with front elevation, centre ceiling light, central heating radiator, carpet flooring, feature gas fireplace, meter cupboard



## KITCHEN DINER & UTILITY AREA

18'8 x 15'5 (5.69m x 4.70m)

Two uPVC doubled glazed windows with rear elevation, external door, vinyl flooring, 2 centre ceiling lights, central heating radiator, range of wall and base units with integrated oven and hob, extractor, wall mounted boiler, space for dryer, space and plumbing for washing machine, stairs to first floor.



## FIRST FLOOR LANDING

uPVC double glazed window with rear elevation, carpet flooring, centre ceiling light, with loft access via pull down ladder, built in storage

## BEDROOM ONE

12'2 x 9'7 (3.71m x 2.92m)

uPVC double glazed window with front elevation, centre ceiling light, central heating radiator, and carpet flooring



## BEDROOM TWO

12'2 x 9'10 (3.71m x 3.00m)

uPVC double glazed window with rear elevation, centre ceiling lighting, central heating radiator, carpet flooring



## BEDROOM THREE

9'1 x 5'6 (2.77m x 1.68m)

uPVC doubled glazed window with front elevation, inset spot lights, central heating radiator, carpet flooring



## BATHROOM

9'3 x 4'11 (2.82m x 1.50m)

uPVC double glazed window with rear elevation, fully tiled walls and flooring, inset spot lighting, three piece suit comprising bath with overhead shower, WC, and a pedestal sink



## OUTSIDE

Street parking with enclosed yard to rear

Tenure - Leasehold

Council Tax - Preston band A