



**LAWRENCE ROONEY**  
ESTATE AGENTS

**23 St. Andrews Road**  
**Preston**  
**PR1 6NE**



Charming mid terrace property positioned within easy reach to Preston city centre. This traditional style property offers living accommodation arranged over ground and first floors briefly comprising: entrance vestibule, lounge with a log burning stove, large dining kitchen, landing, bedroom one, bedroom two and a stunning four piece bathroom with a free standing bath. Outside an enclosed rear yard at the rear. Perfect for a first time buy this property is offered for sale with NO CHAIN DELAY.

**£99,950**

**OPEN 7 DAYS A WEEK**

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**Entrance Vestibule**

External front door and inner door.

**Lounge**

14' 8" x 12' 8" (4.47m x 3.86m)

Double-glazed front window, feature alcoves with wall light points, log burning stove, dado rail, coving, radiator and double doors into:



**Dining Kitchen**

14' 2" x 11' 9" (4.31m x 3.58m)

Spacious fitted kitchen with space for a dining table. Fitted with a range of units with work surfaces to complement, inset sink/drain, built in oven, hob, wall mounted boiler, space for appliances, stairs to the first floor with storage under, tiled floor, double-glazed rear window and a stable door.



**Landing**

Access to the private spaces.

**Bedroom One**

12' 8" x 11' 5" (3.86m x 3.48m)

Double-glazed front window, radiator, feature recess and coving.

**Bedroom Two**

8' 4" x 8' 1" (2.54m x 2.46m)

Double-glazed rear window and radiator.

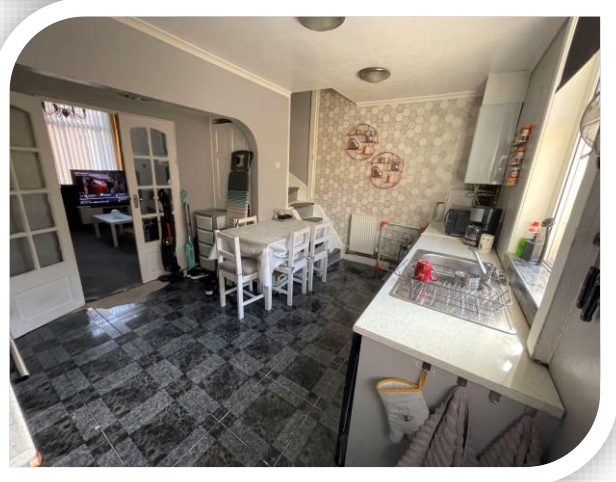
**Bathroom**

Stunning bathroom fitted with a four piece suite that comprises: free standing roll top bath, step in shower cubicle, pedestal wash hand basin and low level W.C. Double-glazed frosted rear window, ladder towel radiator and tiled to complement.



**Outside**

Enclosed yard area with gated access.



3021.15-09

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

23, St. Andrews Road PRESTON PR1 5BE	Energy rating <b>D</b>	Valid until: 9 January 2024 Certificate number: 8466-7065-7249-1684-2970
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Property type: Mid-terrace house

Total floor area: 66 square metres

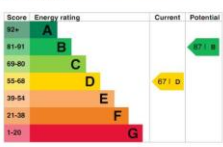
**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

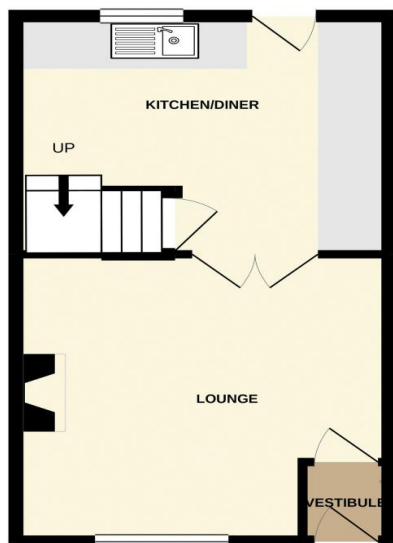
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

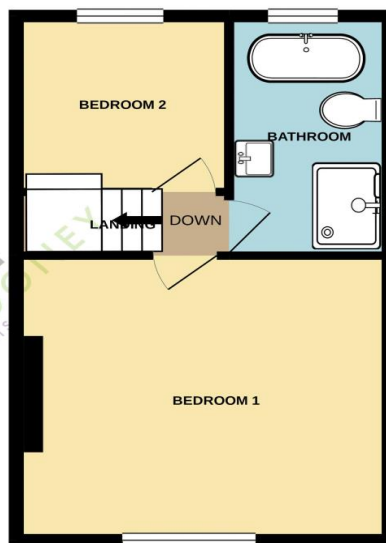
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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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1. All plans, descriptions, dimensions, references to condition, suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
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PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

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**OPEN SEVEN DAYS A WEEK**

