

2 Boulevard, Preston

Offers Over **£150,000**

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2 Boulevard

Preston

Spacious three double bedroom terrace needing full renovation, with two receptions, kitchen, utility, private garden, driveway parking, and close to River Ribble amenities.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Terrace Property Requiring Full Modernisation And Renovation
- Freehold Property Sold With No Onward Chain
- Fitted Kitchen And Separate Utility Room
- Three Double Bedrooms With Built-In Wardrobes
- Recently Modernised Family Shower Room
- Excellent Internal Storage Throughout The Property
- Private Rear Garden And Front Driveway
- Pleasant Location Close To The Banks Of The River Ribble


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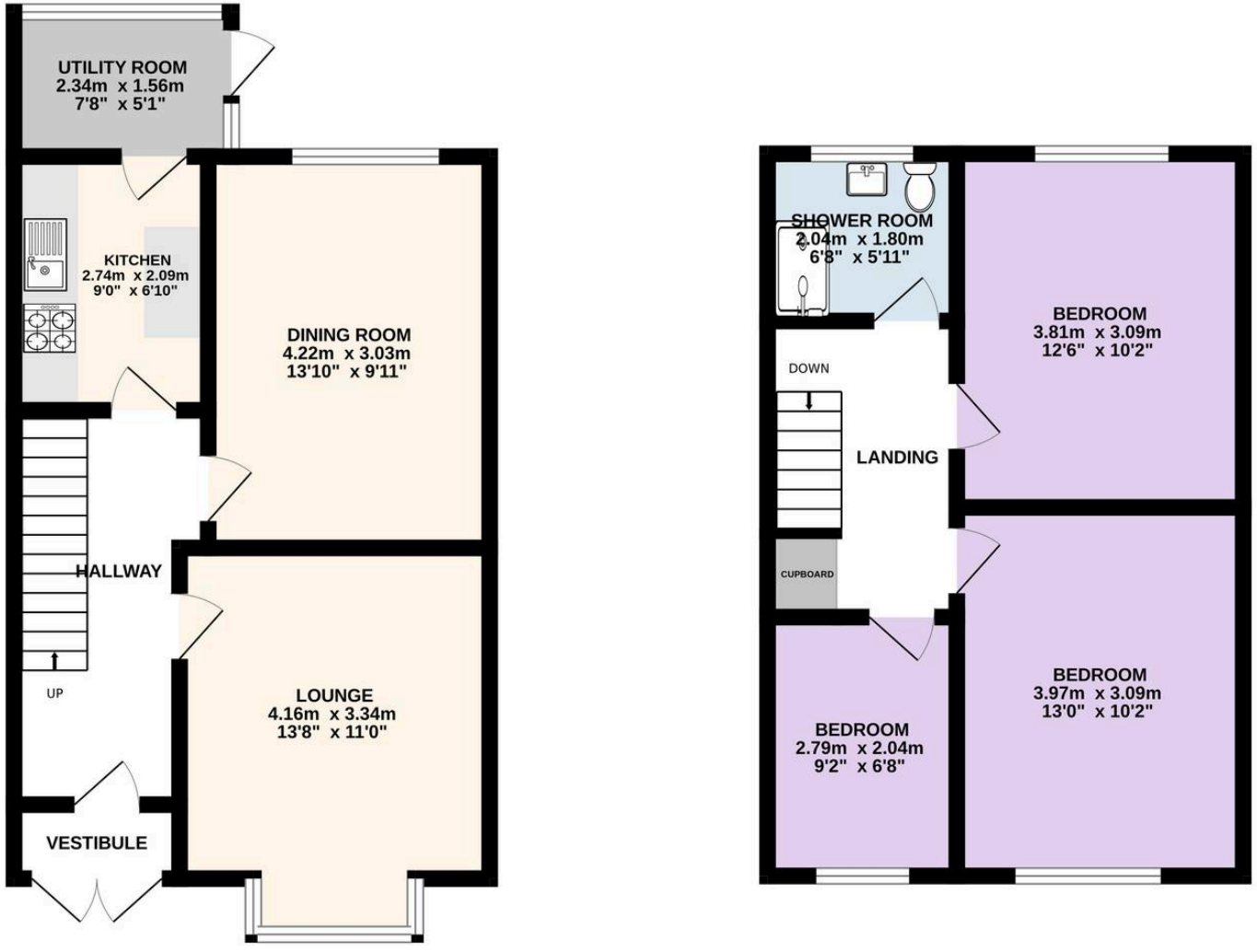
GROUND FLOOR
44.6 sq.m. (480 sq.ft.) approx.

1ST FLOOR
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 84.5 sq.m. (909 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Holdens Lostock Hall

Holdens Estate Agents, 6 Watkin Lane - PR5 5RD

01772 698888

lostockhall@holdens.co.uk

www.holdens.co.uk/

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