



20 St. Chads Road, Preston, PR1 5HT

Price: £90,000

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- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- Convenient location
- Rear yard
- Located close to local amenities
- Priced to sell

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FULL DESCRIPTION

This highly recommended 2 bedroom mid terrace house is available for sale and has a current tenant providing a swift return on a buy to let investment. The home is warmed by gas central heating and double glazing and the property has a fitted kitchen with integrated appliances. To the rear is a yard.

ENTRANCE VESTIBULE

LOUNGE

13' 10" x 12' 9" (4.22m x 3.91m)

Double glazed window. Central heating radiator.

KITCHEN/DINER

11' 2" x 10' 8" (3.42m x 3.27m)

Fitted wall and base units. Stainless steel sink unit and mixer tap. Three double glazed windows. Plumbed for washing machine. Integrated oven, hob and extractor hood. Double glazed door. Tiled floor. Central heating radiator. Built in under stairs storage cupboard.

BEDROOM 1

14' 0" x 12' 1" (4.29m x 3.69m)

Double glazed window. Central heating radiator.

BEDROOM 2

12' 0" x 9' 10" (3.66m x 3.00m)

Double glazed window. Central heating radiator.

BATHROOM

Bath. WC. Pedestal hand basin. Over the bath shower and screen. Fully tiled.

GARDENS

Yard to rear with brick outhouse.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their



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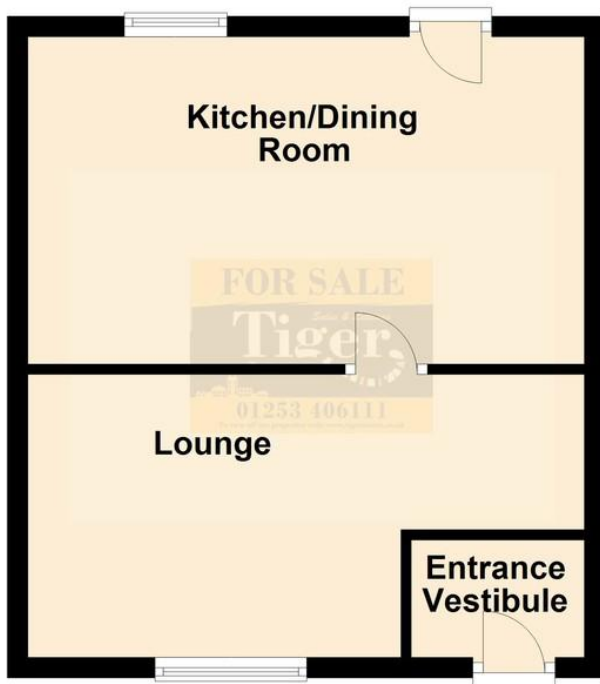
accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

09/02/2023

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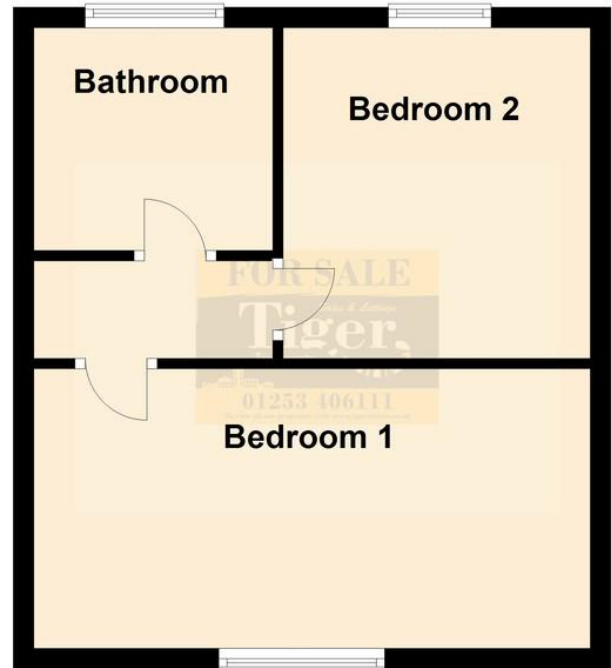
Ground Floor

Approx. 351.9 sq. feet



First Floor

Approx. 351.9 sq. feet



Total area: approx. 703.9 sq. feet