

GUILDHALL

SALES & LETTINGS



10 Atherton Close

, Preston, PR2 2AF

Offers Over £160,000



A spacious and contemporary two-bedroom mews home, tucked away in a quiet cul-de-sac and perfectly placed for canal walks, Haslam Park and easy access to Preston city centre. This is an ideal first home or for a small family.

To the front, the property offers a driveway with space for two cars, plus further access to a community car park on the estate. Step inside and you're welcomed by a cosy lounge with excellent natural light, a handy downstairs WC and a modern kitchen-diner at the rear. The kitchen includes integrated fridge-freezer, washing machine and oven, generous storage and room for a dining table, making it a genuinely social space for cooking, working from home or entertaining.

Upstairs are two well-proportioned king-size bedrooms and a contemporary three-piece bathroom. The main bedroom benefits from fitted wardrobes, while the second bedroom is currently used as an office/guest room but would also make a great nursery or teenager's room. The bed frame and wardrobe in the second bedroom will remain offering an immediate guest space. The loft is accessible providing useful extra storage and the boiler has been recently fitted.



Ground Floor

Kitchen Dining Room 9'8" x 14'5" (2.96 x 4.40)

Lounge 14'2" x 11'3" (4.34 x 3.44)

Ground Floor WC 5'0" x 2'11" (1.54 x 0.90)

First Floor

Bedroom One 9'10" x 14'5" (3 x 4.4)

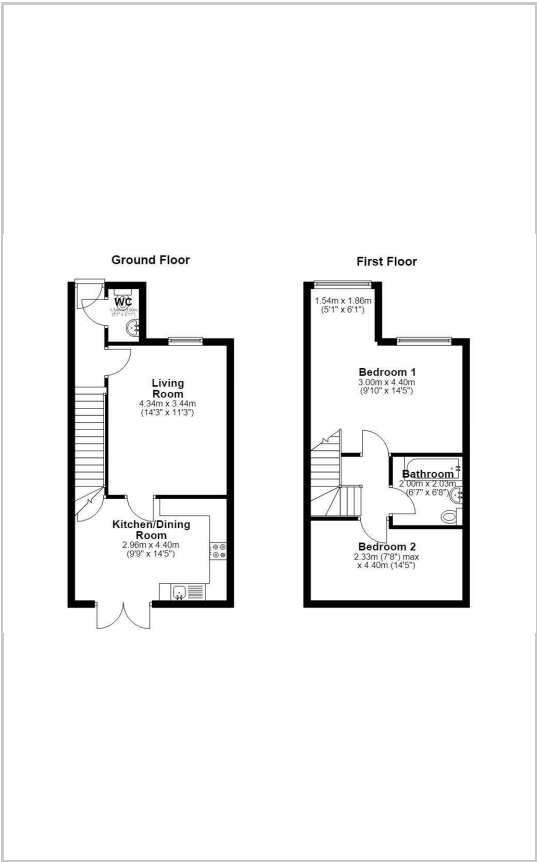
Bedroom Two 7'7" x 14'5" (2.33 x 4.40)

Bathroom 6'6" x 6'7" (2 x 2.03)

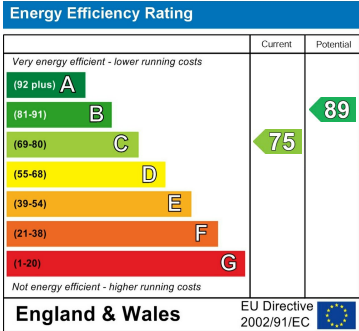
Area Map



Floor Plans



Energy Efficiency Graph



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