



**Description**

A detached city centre period property currently laid out as a 23 bedroomed HMO. The property benefits from original features, partial double glazing, central heating, gardens to the front and side and a car park. The property is currently vacant however has previously been rented out producing a total gross income between £85,000 and £94,000 per annum. It would be suitable for conversion to apartments or redevelopment, subject to gaining the necessary consents. Approximate site area of 0.2 acres

**Situated**

Fronting Fishergate Hill in a prominent and central location withing close proximity to Preston city centre amenities, transport links and UCLAN University.

**Lower Ground Floor**

Basement – used for storage

**Outside**

Gardens to the front and side, car park

**Ground Floor**

Entrance Hall, Kitchen, nine Bedrooms, two Shower Rooms, WC

**EPC Rating**

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**First Floor**

Nine Bedrooms, Kitchen, three Shower Rooms, two WCs

**Second Floor**

Five Bedrooms, Kitchen, Shower Room, WC

