



Wellington Street
Ashton On Ribble

- **Stunning Fully Renovated Two-Bedroom Mid Terrace**
- **Ideal First Home or Investment Opportunity**
- **Offered With No Chain**
- **Located in a Popular and Convenient Area**

For Sale £136,500
EPC Rating 'C'





Property Description

- * Stunning Fully Renovated Two-Bedroom Mid Terrace
- * Ideal First Home or Investment Opportunity
- * Located in a Popular Residential Area

This immaculately presented two-bedroom mid terrace has been fully renovated throughout to a high standard. Offered with no chain delay, this turn-key property is perfect for first-time buyers or investors looking for a low-maintenance buy-to-let.

The property opens into an inviting hallway that leads into a spacious and light-filled living room, beautifully illuminated by an abundance of natural light. To the rear, you'll find a contemporary dining kitchen, recently fitted with sleek modern units and integrated appliances including an electric oven and hob. There is also plumbing for a washing machine and space for a fridge freezer, making this space both stylish and practical - perfect for everyday family meals or entertaining guests.





Upstairs, the home offers two generously sized double bedrooms. The contemporary three-piece bathroom has also been newly fitted, offering a fresh and modern finish.

Externally, the property enjoys a private rear yard along with an outbuilding, offering valuable outdoor space ideal for seating, storage, or practical use.

Renovation works include:

Full damp-proof course

Re-plastered walls

New kitchen and bathroom

Partial re-wiring

This is a truly move-in-ready property that combines modern living with traditional charm.

LOCAL INFORMATION ASHTON-ON-RIBBLE is a suburb of Preston, Lancashire. Just a short drive from Preston City Centre, excellent area for primary and secondary schools, shops, local amenities and The Riverside Docks. Fantastic travel links via the nearby train station and M6 motorway.



VESTIBULE

LIVING ROOM 9' 2" x 14' 9" (2.79m x 4.5m)

DINING KITCHEN 13' 4" x 8' 8" (4.06m x 2.64m)

FIRST FLOOR

BEDROOM ONE 8' 11" x 14' 9" (2.72m x 4.5m)

BEDROOM TWO 9' 10" x 8' 9" (3m x 2.67m)

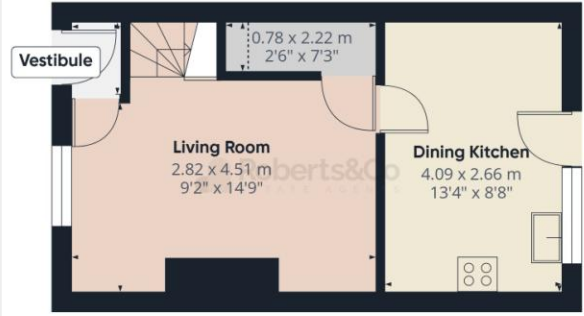
BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m)



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.

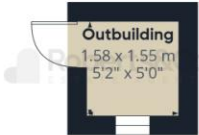
OUTBUILDING 5' 2" x 5' (1.57m x 1.52m)



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
58.6 m²
631 ft²

Reduced headroom
0.2 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

36e Liverpool Road
 Penwortham
 Preston
 Lancashire
 PR1 0DQ

www.roberts-estates.co.uk
 info@roberts-estates.co.uk
 01772 746 100

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements