

# GUILDHALL

SALES & LETTINGS



## 70 Stocks Road, Preston, PR2 2SX

### Offers Over £115,000

\*\*\*MID-TERRACED PROPERTY WITH GORGEOUS VIEWS OVERLOOKING LANCASTER CANAL\*\*

Guildhall Sales and Lettings are proud to present this gorgeous, three bedroomed mid - terraced property to the market. Situated within the highly sought after area of Ashton-On-Ribble, within close proximity to local amenities, commuter links and schools, this property is not to be missed!

Boasting deceptively spacious accomodation and excellent views over Lancaster canal, this property is well suited for first time buyers, small families or buy to let investors and internally comprises briefly:

Entrance to the reception room providing access to the kitchen which houses the staircase to the first floor and door leading to the conservatory. From the conservatory is a rear entrance door providing access to the rear garden. To the first floor are three bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is a decked patio seating area.

Viewings are essential, for further information or to arrange a viewing, please call our team on 01772 769999. For the latest upcoming properties, make sure you are following our Instagram @guildhall\_ea and Facebook @guildhallsalesandlettings.

## **Ground Floor**

UPVC double glazed front entrance door to the entrance vestibule.

### **Entrance Vestibule 2'10" x 3'3" (0.88 x 1.0)**

Access to the reception room.

### **Reception Room One 13'4" x 12'4" (4.08 x 3.78)**

UPVC double glazed window, central heating radiator, television point, log burner, meter cupboard and door to the kitchen.

### **Kitchen 10'5" x 10'2" (3.2 x 3.1)**

UPVC double glazed window and is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, oven with a four ring hob and extractor hood, stainless steel sink, drainer and mixer tap, space for a fridge freezer, plumbing for washing machine, staircase to the first floor and UPVC double glazed door to the conservatory.

### **Conservatory 7'10" x 9'2" (2.4 x 2.8)**

UPVC double glazed windows and UPVC rear entrance door.

## **First Floor**

### **Landing**

Doors to three bedrooms and the family bathroom.

### **Bedroom One 10'8" x 10'5" (3.27 x 3.18)**

UPVC double glazed window, central heating radiator and cupboard housing the boiler.

### **Bedroom Two 10'2" x 11'11" (3.1 x 3.64)**

UPVC double glazed window and central heating radiator.

### **Bedroom Three 8'6" x 6'2" (2.6 x 1.9)**

UPVC double glazed window and central heating radiator.

### **Bathroom 5'10" x 4'11" (1.8 x 1.5)**

Three piece suite comprising of a panelled bath with over head shower, vanity wash basin with mixer tap, dual flush WC, partially tiled elevations and UPVC double glazed frosted window.

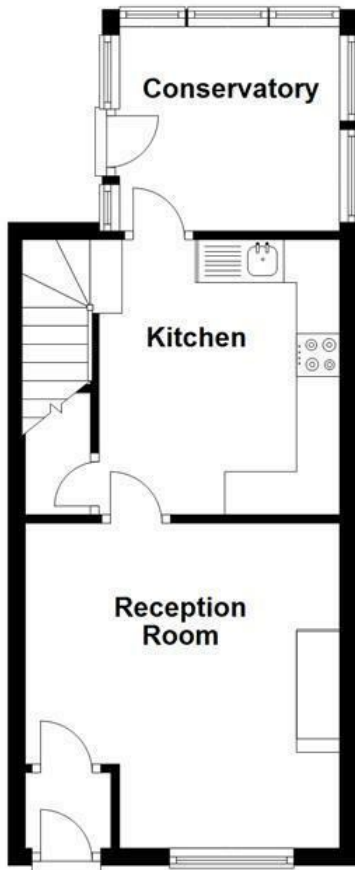
## **External**

### **Rear**

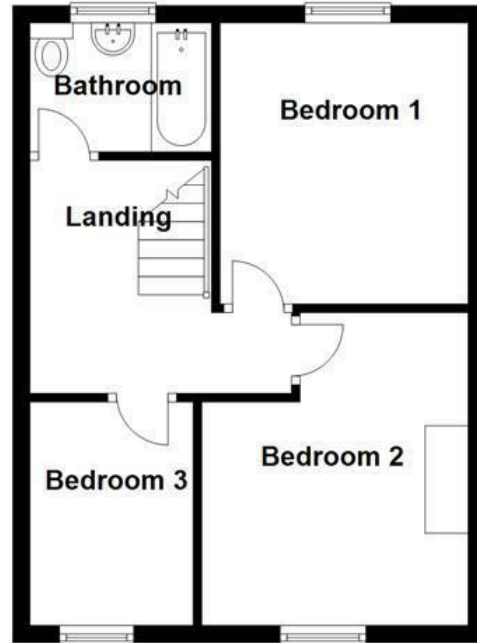
Decked patio seating area.

# Floor Plan

## Ground Floor

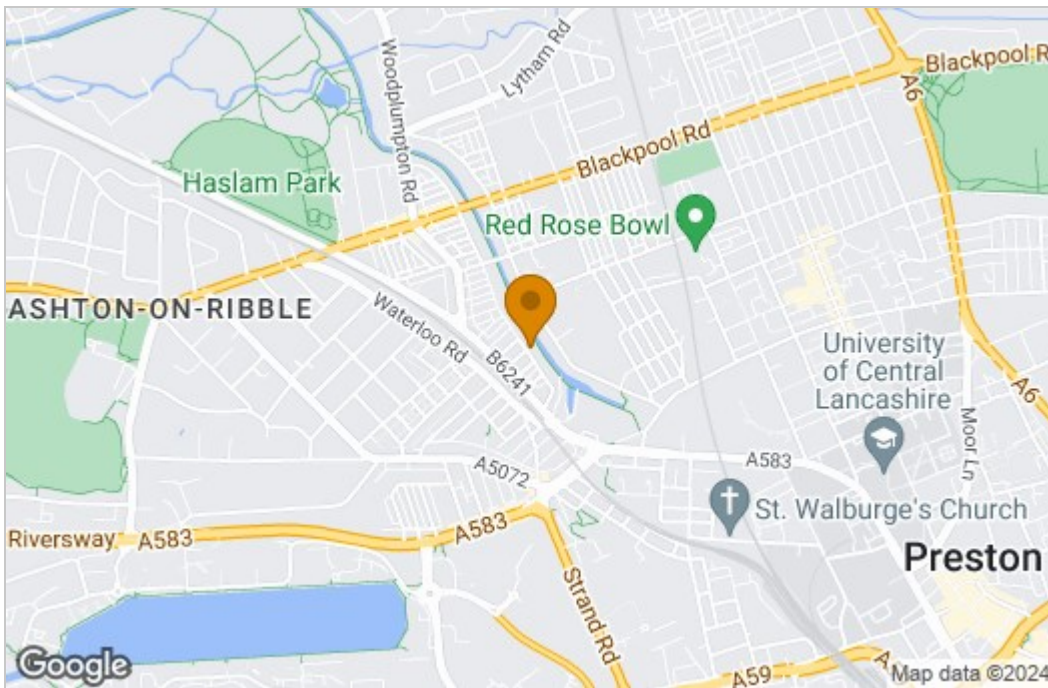


## First Floor

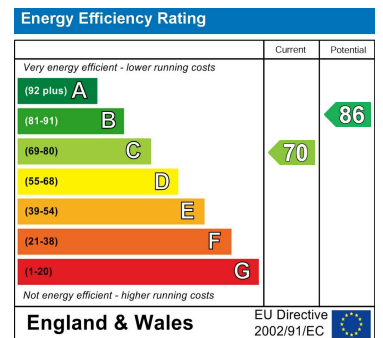


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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