

# GUILDHALL

SALES & LETTINGS



## 2 Prospect Place

Ashton-On-Ribble, Preston, PR2 1DL

£160,000



\*\*\* BEAUTIFULLY RENOVATED THREE BEDROOM END TERRACED \*\*\*

Welcome to Prospect Place, Ashton-On-Ribble, Preston - a charming location for this recently renovated three-bedroom end-terraced house. This property is a perfect opportunity for first-time buyers looking to step onto the property ladder or savvy investors seeking a promising investment.

Situated in a sought-after area, this house boasts a fresh and modern interior due to its recent renovation, offering a blank canvas for you to make it your own. The absence of a chain means a smoother and quicker process for those eager to make this house their home.

With three generously sized bedrooms, this property is ideal for a growing family, a couple, or even as a lucrative rental property for investors. The end-terraced layout provides additional privacy and a sense of exclusivity, making it a desirable choice for those seeking a peaceful abode.



## Vestibule

Electric cupboard, tiled floor, access into entrance hallway.

## Entrance hallway

Ceiling spot lights, central heating radiator, laminate flooring, access into reception room one and two, staircase to first floor.

## Reception room one 13'5' x 10'9' (4.09m' x 3.28m')

Ceiling spot lights, central heating radiator, double glazed bay window.

## Reception room two 12'7' x 11'6' (3.84m' x 3.51m')

Ceiling spot lights, double glazed window, central heating radiator, open access to kitchen.

## Kitchen 11'8' x 6'1' (3.56m' x 1.85m')

Ceiling spot lights, double glazed window, door to rear yard, kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, composite sink, drainer and mixer tap, integrated oven with a four ring hob, spaces for fridge and washing machine.

## First floor

### Landing

Ceiling spot lights, double glazed window, access into all three bedrooms and family bathroom.

## Bedroom one 12'7' x 11'6' (3.84m' x 3.51m')

Double glazed window, central heating radiator.

## Bedroom two 13'5' x 10'9' (4.09m' x 3.28m')

Double glazed window, central heating radiator.

## Bedroom three 11'0' x 8'11' (3.35m' x 2.72m')

Double glazed window, central heating radiator.

## Bathroom 11'10' x 6'1' (3.61m' x 1.85m')

Ceiling spot lights, double glazed window, walls partially tiled, bath with shower, toilette, wash basin with vanity unit, laminate flooring, storage cupboard.

## External

### Front

On street parking

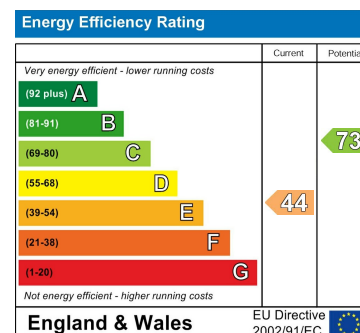
### Rear

Enclosed rear yard

## Area Map



## Energy Efficiency Graph



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