

GUILDHALL

SALES & LETTINGS



27 Fairfield Drive

Ashton-On-Ribble, Preston, PR2 1JJ

Asking Price £140,000



*** EXCELLENT THREE BEDROOM PROPERTY IN DESIRABLE LOCACTION WITH NO CHAIN DELAY ***

Welcome to Fairfield Drive, Ashton-On-Ribble, Preston - a charming property that is sure to capture the hearts of first-time buyers and investors alike. This delightful house boasts three bedrooms, offering ample space for a growing family or those in need of a home office or guest room.

Situated in an excellent location, this property presents a wonderful opportunity for those looking to settle down in a vibrant and welcoming community. With no chain attached, the process of making this house your home is made even smoother.

Whether you are a first-time buyer eager to step onto the property ladder or an investor seeking a promising opportunity, this house on Fairfield Drive is a gem waiting to be discovered. Don't miss out on the chance to make this house your own and create lasting memories in this lovely neighbourhood.



Vestibule

Access into entrance hallway.

Entrance hallway

Laminate flooring, central heating radiator, access into reception rooms one and two, stairway to first floor.

Reception room one 11'9' x 10'9' (3.58m' x 3.28m')

Double glazed window, central heating radiator, gas fire, laminate flooring.

Reception room two 11'9' x 12'6' (3.58m' x 3.81m')

Double glazed window, central heating radiator, laminate flooring, gas fire, access into kitchen.

Kitchen 14'3' x 6'0' (4.34m' x 1.83m')

Double glazed window, door to rear yard, tiled flooring, kitchen is fitted with a range of wall and base units with laminate surfaces and splashbacks, stainless steel sink, drainer and mixer tap, integrated oven with a four ring hob, space for fridge and built in washing machine.

First floor

Landing

Central heating radiator, access into three bedrooms and family bathroom

Bathroom 6'1' x 6'0' (1.85m' x 1.83m')

Double glazed window, vinyl flooring, bath, wash basin and toilet

Bedroom one 11'9' x 13'6' (3.58m' x 4.11m')

Double glazed window, central heating radiator, storage cupboard, laminate flooring.

Bedroom two 10'10' x 12'2' (3.30m' x 3.71m')

Double glazed window, central heating radiator, laminate flooring.

Bedroom three 7'10' x 6'6' (2.39m' x 1.98m')

Double glazed window, central heating radiator.

External

Front

Enclosed front garden, on street parking

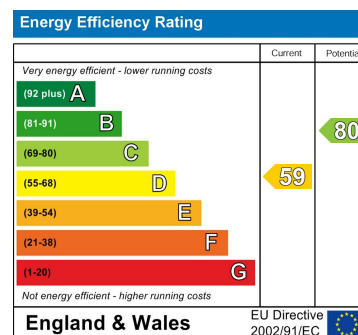
Rear

Enclosed rear yard

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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