



## 278 Eldon Street

Ashton-On-Ribble, Preston, PR2 2BB

Asking Price £115,000



\*\*\* TWO BEDROOM PROPERTY FOR SALE, NO CHAIN \*\*\*

Welcome to Eldon Street, Ashton-On-Ribble, Preston - a charming property that awaits your personal touch! This delightful house boasts two cosy bedrooms, making it an ideal space for both investors and first-time buyers alike. Situated in a sought-after location, this property comes with the added benefit of no chain, allowing for a smooth and hassle-free purchase process. While it may require a bit of work, this presents a wonderful opportunity to create a home tailored to your taste and style. Don't miss out on the chance to transform this house into your dream abode in this lovely neighbourhood.

Property comprises briefly; Entrance door to the hallway, staircase to the first floor, access to the kitchen and reception room, from the reception room are French doors to the rear garden. To the first floor is a small landing which has access into two generously sized bedrooms and a family bathroom. Externally is private parking to the front and an enclosed garden to the rear.

If you would like to arrange a viewing, please contact Guildhall sales & lettings on 01772 769999 or by email [info@guildhallsales.co.uk](mailto:info@guildhallsales.co.uk)



### Entrance hallway

Central heating radiator, storage cupboard, staircase to first floor, access into kitchen and reception room.

### Kitchen 8'7' x 6'0' (2.62m' x 1.83m')

Double glazed window. Kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, integrated oven with a four ring hob, spaces for fridge and washing machine.

### Reception room 12'3' x 11'10' (3.73m' x 3.61m')

French doors to rear garden, central heating radiator, gas fire mounted to wall.

### First floor

#### Landing

Access into both bedrooms and family bathroom.

#### Bedroom one 12'0' x 9'2' (3.66m' x 2.79m')

Double glazed window, central heating radiator.

#### Bedroom two 9'2' x 5'9' (2.79m' x 1.75m')

Double glazed window, central heating radiator.

#### Bathroom 6'0' x 5'6' (1.83m' x 1.68m')

Double glazed window, central heating radiator, bath, wash basin and toilet.

### External

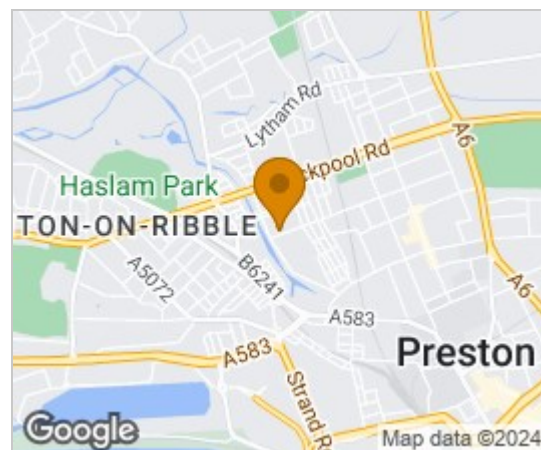
#### Front

Off street parking.

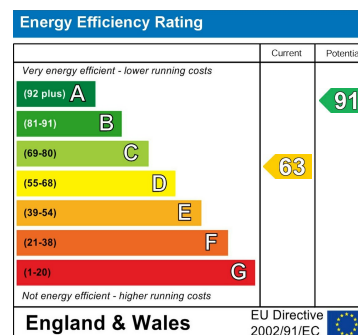
#### Rear

Enclosed garden.

### Area Map



### Energy Efficiency Graph



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