

GUILDHALL

SALES & LETTINGS



110 Waterloo Road, Preston, PR2 1EP

Offers Over £150,000

****THREE BEDROOMED MID-TERRACED PROPERTY IN A POPULAR LOCATION, AVAILABLE FROM SEPTEMBER WITH A SITTING TENANT****

Guildhall Sales and Lettings are pleased to welcome this well presented, three bedroomed mid-terraced property to the market. Situated in the heart of Ashton-On-Ribble, within close proximity to local amenities, commuter links and schools. Boasting deceptively spacious accommodation, off road parking and a garage, this property is ideal for small families, first time buyers or investors and internally comprises briefly;

Entrance through to the entrance porch providing access to the lounge, the lounge provides access to an inner hallway which houses the staircase to the first floor, a door to the rear and access to the contemporary fitted kitchen. To the first floor are three good sized bedrooms and a three piece family bathroom suite.

Externally to the rear is an enclosed garden with a paved patio seating area and to the front of the property is a laid to lawn garden with off road parking and access to the garage.

Viewings are essential, to arrange a viewing or for any further information, please call the team on 01772 769999.

Ground Floor

Entrance

Entrance door to the entrance porch.

Entrance Porch

UPVC double glazed window and a door to the lounge.

Lounge

UPVC double glazed window, central heating radiator, fireplace, under stairs storage and door to the inner hall.

Inner Hall

Staircase to the first floor and doors to the kitchen and the rear.

Kitchen

Fitted with a range of wall and base units with wood effect laminate surfaces, one and a half bowl sink, drainer and mixer tap, integrated oven with a four ring hob and extractor hood, space for a fridge freezer and plumbing for a washing machine.

First Floor

Landing

Doors to three bedrooms and the family bathroom.

Bedroom One

UPVC double glazed window and central heating radiator.

Bedroom Two

UPVC double glazed window and central heating radiator.

Bedroom Three

UPVC double glazed window and central heating radiator.

Bathroom

UPVC double glazed frosted window, panelled bath with traditional taps and over head shower, pedestal wash basin with traditional taps, WC, storage cupboard, tiled elevations and vinyl flooring.

External

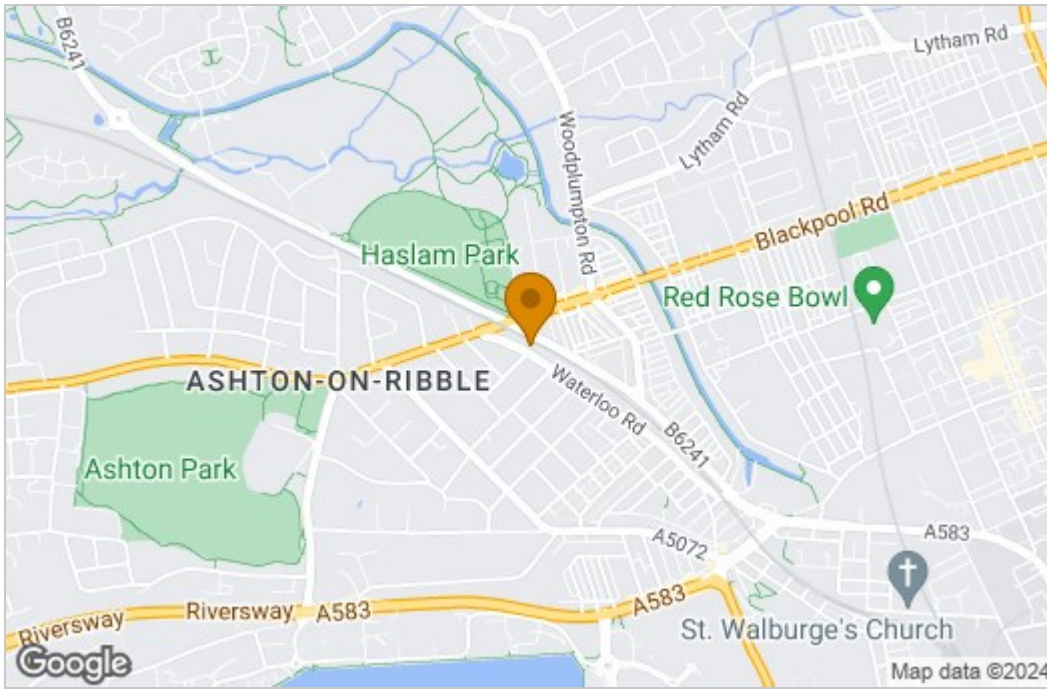
Rear

Enclosed garden with astro turf and paved patio seating area.

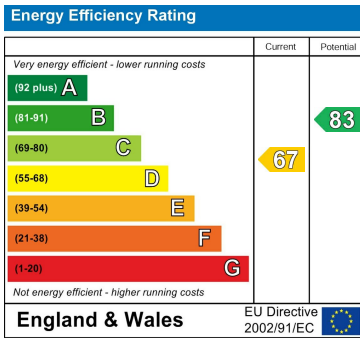
Front

Driveway providing off road parking, laid to lawn garden and access to the garage.

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.