

# GUILDHALL

SALES & LETTINGS



## 95 Waterloo Terrace

Ashton-On-Ribble, Preston, PR2 1DA

Offers Over £140,000

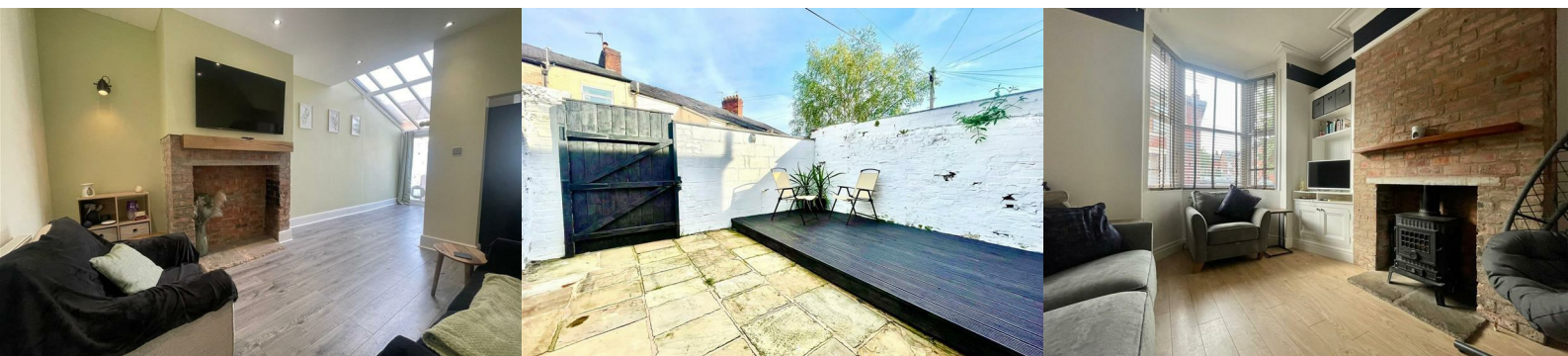


Guildhall Sales and Lettings are pleased to present this well presented, mid - terraced property to the market. Situated within the popular area of Ashton On Ribble, within close proximity to local amenities, commuter links and schools. Boasting deceptively spacious accomodation and contemporary features throughout, this property is well suited for small families or first time buyers and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and doors to the lounge and the dining area. From the dining area is open access to the kitchen and a rear entrance door. To the first floor is access to the second floor, two spacious bedrooms and a four piece family bathroom suite. To the second floor is a loft room with storage.

Externally to the rear of the property is an enclosed rear yard with a paved patio seating area and a decked seating area. To the front of the property is on street parking.

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



## Ground Floor

### Hallway

Housing the staircase to the first floor and access to the lounge and sitting / dining area.

### Lounge 12'5" x 10'11" (3.79m x 3.33m)

Central heating radiator, brick fireplace with log burner and a UPVC bay window

### Sitting/Dining Room 24'10" x 11'5" (7.59m x 3.50m)

UPVC patio doors leading to the rear, open access to the kitchen, central heating radiator, wood effect flooring, exposed brick fireplace and spotlights.

### Kitchen 10'5" x 7'10" (3.19m x 2.40m)

UPVC double glazed window, integrated 4 ring hob with extractor hood, integrated oven, stainless steel sink drainer and mixer tap, wall and base units with wood effect workspaces, plumbing for a washing machine and tiled splash backs.

## First Floor

Housing the staircase to the second floor and access to two bedrooms and the family bathroom.

### Bedroom One 12'4" x 14'10" (3.77m x 4.53m)

Central heated radiator, UPVC double glazed window and a cast iron original fireplace.

### Bedroom Two 12'9" x 6'10" (3.91m x 2.09m)

UPVC double glazed window, central heated radiator and original cast iron fireplace

### Bathroom

UPVC double glazed window, boiler, 4 piece suite comprising of shower enclosure with overhead shower, panelled bath with traditional taps, dual flush WC, pedestal wash basin, partially tiled elevations and tiled flooring.

## Second Floor

### Loft Room 13'1" x 13'7" (4.00m x 4.16m)

UPVC double glazed Velux window, access to storage and a central heated radiator.

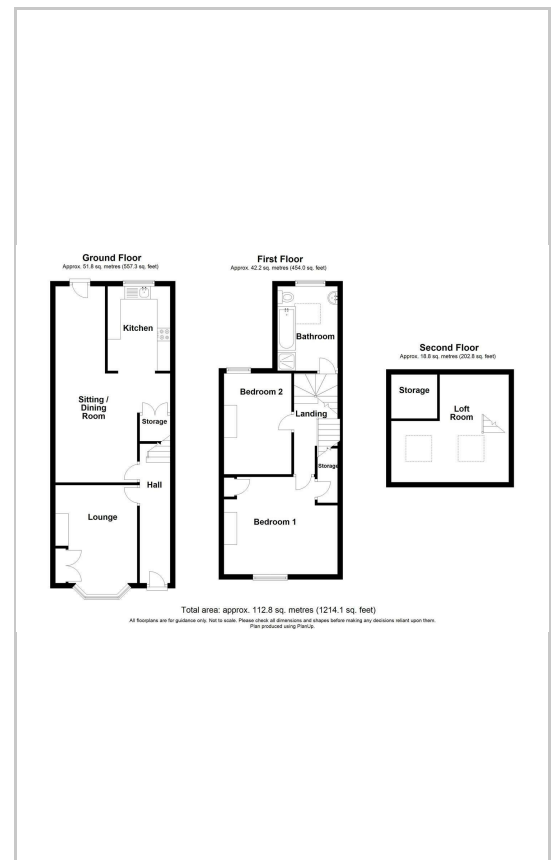
## External

On street parking to the front of the property, enclosed rear yard with paved patio seating area and decked seating area

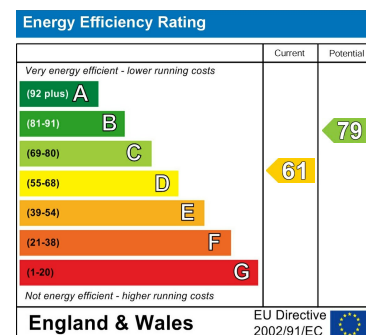
## Area Map



## Floor Plans



## Energy Efficiency Graph



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