

# GUILDHALL

SALES & LETTINGS



## 37 Waterloo Terrace

Ashton-On-Ribble, Preston, PR2 1DA

Offers Over £140,000



Guildhall Sales and Lettings are proud to present Waterloo Terrace, Ashton-On-Ribble, Preston, this delightful two-bedroom mid-terraced house is a gem waiting to be discovered. Boasting a private rear garden, this property offers a tranquil outdoor space perfect for relaxing.

Situated in a popular location with excellent travel links, this house is ideal for those seeking convenience and accessibility. Whether you're a first-time buyer looking for a cozy home to call your own or an investor searching for a promising opportunity, this property ticks all the boxes.

EPC to follow.

Don't miss out on the chance to own a piece of this sought-after neighbourhood. Embrace the warmth and character of this lovely house and make it your own. Waterloo Terrace welcomes you to a lifestyle of comfort and convenience - come and experience it for yourself!



## Entrance

### Reception Room 14'4" x 12'8" (4.37m x 3.87m )

UPVC double glazed window, central heated radiator, gas fire and wood effect flooring

### Dinning Room 16'0" x 14'1" (4.9m x 4.3m )

UPVC double glazed window, central heated radiator, wood effect flooring, space for

### Kitchen 14'5" x 5'10" (4.4m x 1.8m)

UPVC double glazed window, wall and base units with oak worktops, integrated oven and microwave, 4 ring hob, extractor fan, Belfast sink with stainless steel mixer tap boiler

## Landing

### Bedroom One 14'9" x 12'5" (4.5m x 3.79m)

UPVC double glazed window, central heated radiator

### Bedroom Two 15'11" x 12'9" (4.87m x 3.9m )

UPVC double glazed window, central heated radiator

### Bathroom 12'4" x 7'2" (3.77m x 2.2m)

UPVC double glazed frosted window, central heated radiator, three piece bathroom suite concluding of wash basin with mixer tap, WC, bath with overhead shower, tiled elevations

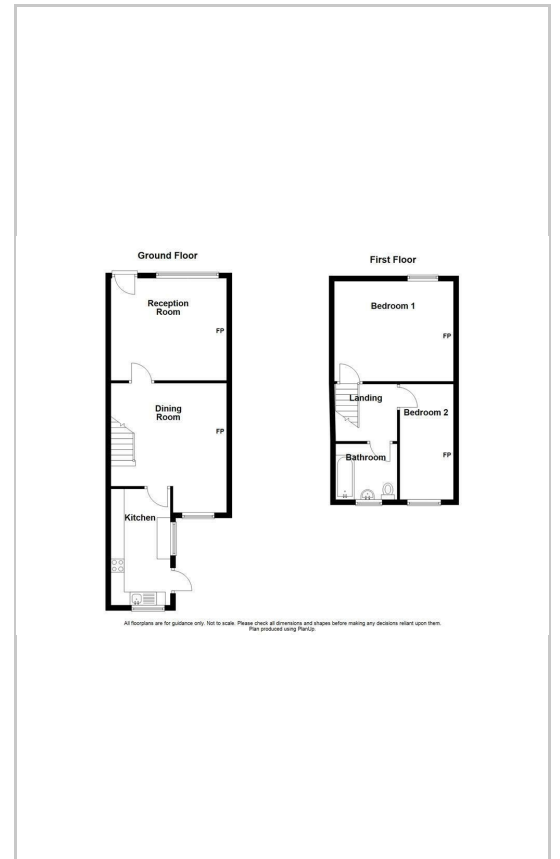
## External

Rear enclosed rear garden


## Area Map



## Floor Plans



## Energy Efficiency Graph

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) <b>A</b>                          |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            |         |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| England & Wales                             |         | EU Directive 2002/91/EC  |

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