

# GUILDHALL

SALES & LETTINGS



## 118-118a Waterloo Road

Ashton-On-Ribble, Preston, PR2 1EP

Asking Price £300,000



GUILDHALL WELCOMES TO THE MARKET THIS END TERRACE PROPERTY, WITH ANNEXE, ON WATERLOO ROAD!

This spacious property, in need of renovation, has huge potential and as it has an annexe as well, there are many options and possibilities.



## MAIN PROPERTY

- Living Room 15'8" x 14'5" (4.8m x 4.4m)
- Kitchen 14'5" x 13'5" (4.4m x 4.1m)
- Bedroom One 13'9" x 12'9" (4.2m x 3.9m )
- Bedroom Two 13'1" x 8'10" (4.0m x 2.7m)
- Bedroom Three 10'5" x 6'10" (3.2m x 2.1m)
- Bathroom 13'1" x 5'6" (4.0m x 1.7m)

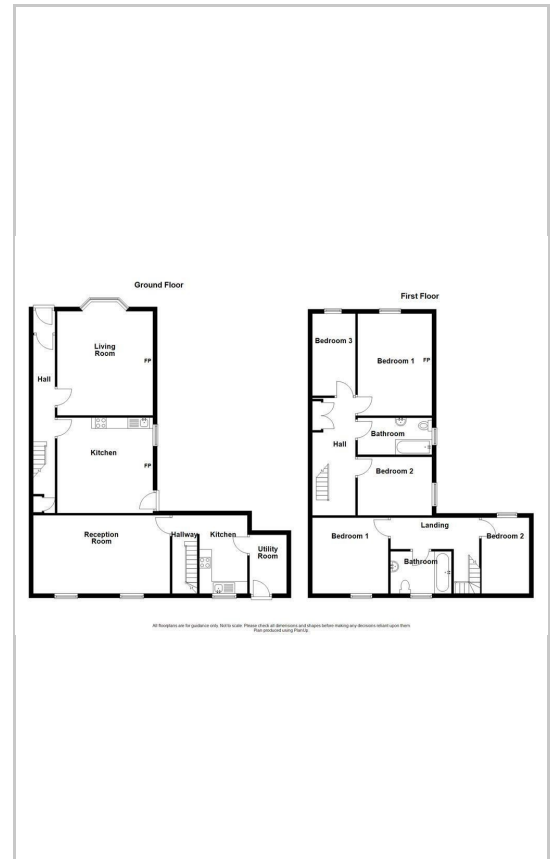
## ANNEXE

- Living Room 20'0" x 11'9" (6.1m x 3.6m)
- Kitchen 11'1" x 7'2" (3.4m x 2.2m)
- Bedroom One 11'5" x 11'5" (3.5m x 3.5m)
- Bedroom Two 11'5" x 7'2" (3.5m x 2.2m)
- Bathroom 9'2" x 4'7" (2.8m x 1.4m)

## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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