

GUILDHALL

SALES & LETTINGS



70 West Park Avenue

Ashton-On-Ribble, Preston, PR2 1UJ

Offers In The Region Of £170,000



****THREE BEDROOMED MID-TERRACED PROPERTY WITH OFF ROAD PARKING****

Guildhall Sales and Lettings are pleased to introduce this contemporary, three bedroomed mid terraced property to the market. Situated within the popular area of Ashton On Ribble, within close proximity to local amenities, schools and amenities.

Internally comprising briefly of a spacious lounge, contemporary fitted kitchen diner, ground floor WC, a conservatory, three bedrooms and a three piece family shower room suite, this property is ideal for small families or first time buyers and is not to be missed! Externally to the rear and side of the property is an enclosed, low maintenance garden and to the front is a driveway, providing off road parking.

The property benefits from including all integrated white goods ranging from, fridge freezer, microwave, induction hob, oven, washer/dryer, dishwasher and an additional under counter freezer. To the first floor are fitted wardrobes in two bedrooms and all carpets, blinds and curtains fitted less than 18 months ago.

Please call the team on 01772 769999 to arrange a viewing.



Ground Floor

Entrance Hallway

Lounge 21'3" x 10'9" (6.5 x 3.3)

Conservatory 9'2" x 10'2" (2.8 x 3.1)

Kitchen Diner 8'6" x 21'3" (2.6 x 6.5)

Integrated appliances including fridge freezer, separate freezer, induction hob, oven and microwave, with Quartz worktops.

Ground Floor WC 3'10" x 3'6" (1.19 x 1.07)

First Floor

Bedroom One 13'9" x 10'5" (4.2 x 3.2)

Fitted wardrobes.

Bedroom Two 4.1 x 2.9 (1.22m.0.30m x 0.61m.2.74m)

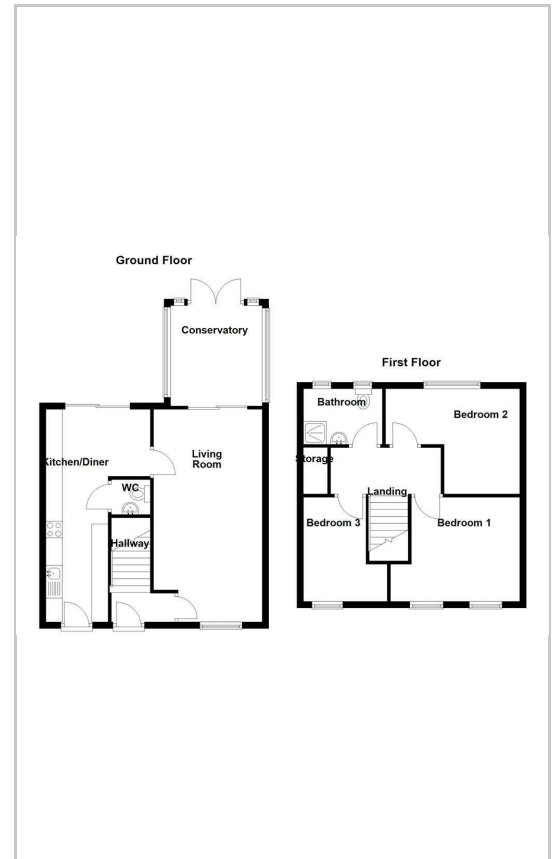
Bedroom Three 11'1" x 7'6" (3.4 x 2.3)

Bathroom 7'10" x 5'6" (2.4 x 1.7)

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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