

GUILDHALL

SALES & LETTINGS



66 Lulworth Avenue

Ashton, Preston, PR2 2BE

£110,000



Boasting deceptively spacious accommodation throughout, this three bedroomed mid-terraced property situated within the popular area of Ashton on Ribble is being welcomed to the market. Within close proximity to local amenities, schools and commuter links, this property is well suited for first time buyers, small families or investors and internally comprises briefly:

Entrance through to the entrance porch providing access to the lounge boasting an electric fireplace and access to the dining area housing the staircase to the first floor and open access to the fitted kitchen. The kitchen is fitted with a range of wall and base units with space for appliances and has a door to the lean-to providing access to the rear. To the first floor are three bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed rear yard.

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



Ground Floor

Entrance

UPVC double glazed front entrance door to the entrance porch.

Entrance Porch 3'3" x 3'3" (1.0 x 1.0)

Door to the lounge.

Lounge 13'1" x 15'8" (4.0 x 4.8)

UPVC double glazed window, central heating radiator, electric fireplace and surround, two feature wall lights, coving to the ceiling and a door to the dining room.

Dining Room 10'5" x 13'1" (3.2 x 4.0)

UPVC double glazed window, central heating radiator, electric fire, staircase to the first floor and open access to the kitchen.

Kitchen 8'10" x 6'6" (2.7 x 2.0)

UPVC double glazed window and is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, space for a fridge freezer, electric oven with a four ring hob and extractor hood, tiled flooring and a door to the lean-to.

Lean To 6'6" x 3'3" (2.0 x 1.0)

UPVC double glazed rear entrance door.

First Floor

Landing

Doors to three bedrooms and the family bathroom.

Bedroom One 9'10" x 12'9" (3.0 x 3.9)

UPVC double glazed window and a central heating radiator.

Bedroom Two 10'5" x 10'5" (3.2 x 3.2)

UPVC double glazed window and a central heating radiator.

Bedroom Three 9'10" x 5'6" (3.0 x 1.7)

UPVC double glazed window and a central heating radiator.

Bathroom 5'2" x 5'2" (1.6 x 1.6)

UPVC double glazed frosted window and a three piece suite comprising of a panelled bath with an over head shower feed, pedestal wash basin with mixer tap, dual flush WC and fully tiled elevations.

External

Rear

Enclosed rear yard.

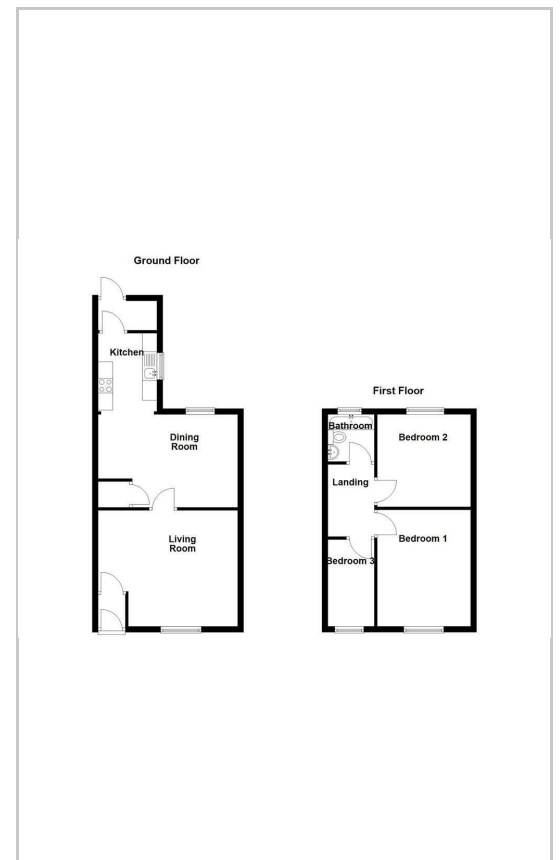
Front

On street parking.

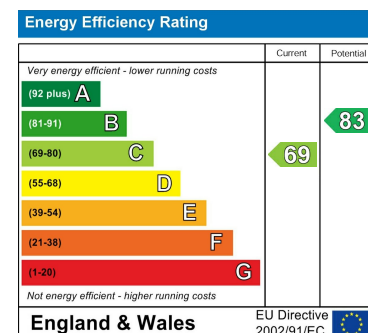
Area Map



Floor Plans



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.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>