

GUILDHALL

SALES & LETTINGS



5 Kane Street

Ashton-On-Ribble, Preston, PR2 2ST

Offers Over £125,000



****IDEAL INVESTMENT OPPORTUNITY, CAN BE SOLD WITH A SITTING TENANT****

Guildhall Sales and Lettings are delighted to introduce this well presented, two bedrooom 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 spacious accommodation throughout, this property is well suited for investors or first time buyers and internally comprises briefly:

Entrance through to the lounge providing access to the fitted kitchen housing a rear entrance door and the staircase to the first floor providing access to two spacious bedrooms and a three piece family bathroom suite.

Externally to the rear is an enclosed yard.

For further information, please call the team on 01772 769999.



Ground Floor

Lounge 11'9" x 13'9" (3.6 x 4.2)

Kitchen 13'9" x 10'2" (4.2 x 3.1)

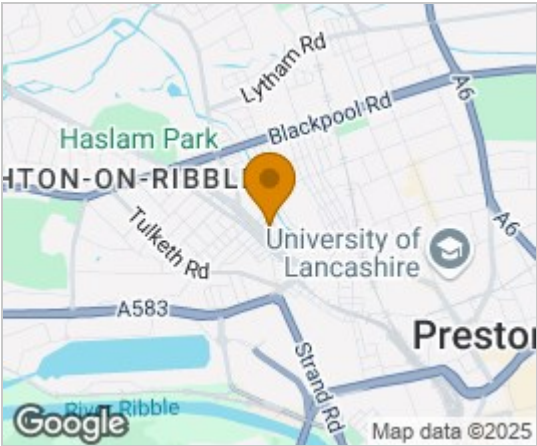
First Floor

Bedroom One 11'9" x 13'9" (3.6 x 4.2)

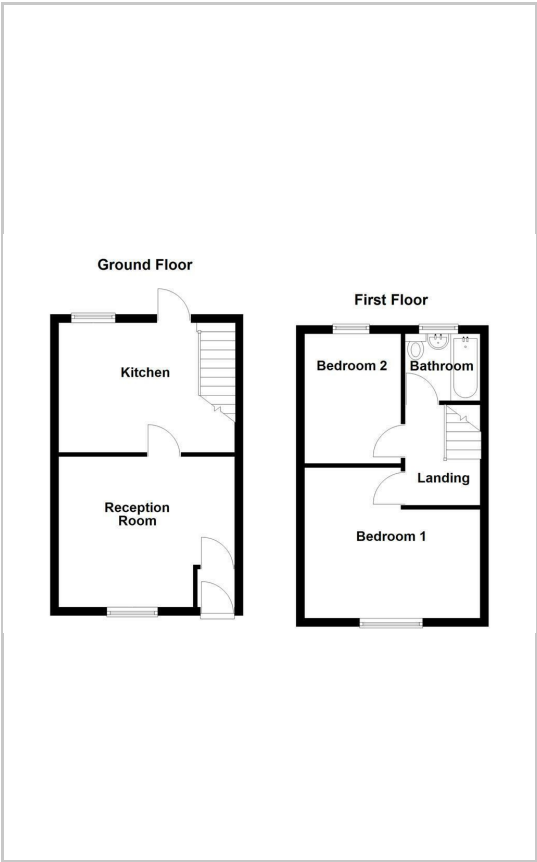
Bedroom Two 7'6" x 9'10" (2.3 x 3.0)

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

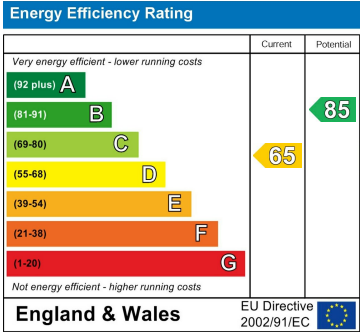
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.