

# GUILDHALL

SALES & LETTINGS



## 8 Francis Street

Ashton-On-Ribble, Preston, PR2 2RT

£140,000



Welcome to Francis Street, a charming two bedroom terraced home located in the sought-after area of Ashton, Preston. Perfectly suited for investors, small families, or first time buyers looking for a home that is ready to move into.

This beautifully maintained property provides a comfortable and inviting living space, featuring a generous living room that's perfect for relaxing and unwinding. Flowing from this space is a spacious dining area, ideal for entertaining guests. It also provides access to the modern, fully fitted kitchen.

At the rear of the property, there is a private, well-maintained yard, while the front offers convenient on-street parking.



Ground Floor

Living Room 11'7" x 14'11" (3.54 x 4.57)

Dining Area 11'11" x 16'4" (3.64 x 4.99)

Kitchen 13'8" x 8'2" (4.17 x 2.49)

First Floor

Bedroom One 13'8" x 11'7" (4.17 x 3.54)

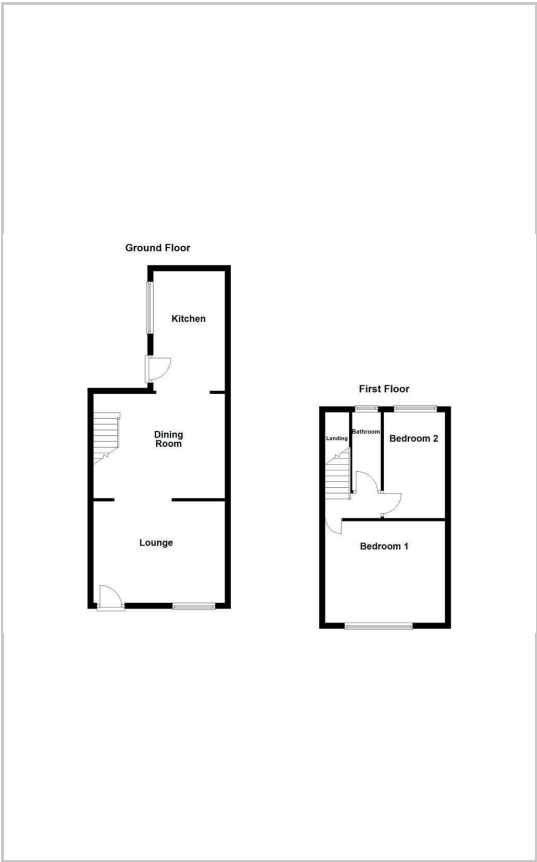
Bedroom Two 12'1" x 6'11" (3.69 x 2.13)

Bathroom

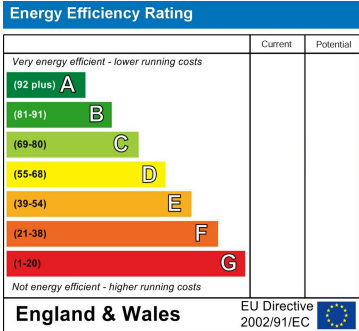
Area Map



Floor Plans



Energy Efficiency Graph



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