

# GUILDHALL

SALES & LETTINGS



70 Poulton Street

Ashton-On-Ribble, Preston, PR2 2SA

Asking Price £135,000



**\*\*THREE BEDROOMED TERRACED PROPERTY BURSTING WITH POTENTIAL\*\***

Guildhall Sales and Lettings are delighted to introduce this deceptively spacious, three bedroomed terraced property to the market. Situated within the well sought after area of Ashton On Ribble, within close proximity to local amenities, schools and commuter links. Bursting with potential, this property is ideally suited for investors, small families or first time buyers and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floors and access to the two reception rooms, from the second reception room is access to the kitchen area housing a rear entrance door. To the first floor are three bedrooms and a bathroom space.

Externally to the rear 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

- Reception Room One 11'7" x 10'11" (3.54 x 3.34)
- Reception Room Two 14'11 x 13'2 (4.55m x 4.01m)
- Kitchen Area 9'7 x 7'4 (2.92m x 2.24m)

First Floor

- Bedroom One 14'9 x 11'6 (4.50m x 3.51m)
- Bedroom Two 9'5" x 8'8" (2.88 x 2.66)
- Bedroom Three 9'6" x 7'6" (2.92 x 2.29)

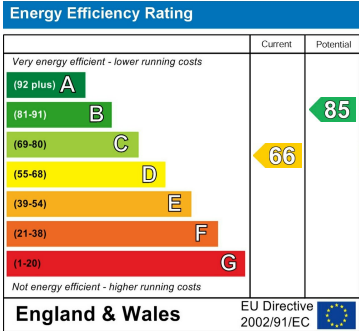
Area Map



Floor Plans



Energy Efficiency Graph



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