

# GUILDHALL

## SALES & LETTINGS



## 23 Abbey Street

Ashton-On-Ribble, Preston, PR2 2QD

Offers Over £100,000



**\*\*TWO BEDROOMED MID-TERRACED PROPERTY WITH NO CHAIN DELAY BURSTING WITH POTENTIAL\*\***

Guildhall Sales and Lettings are delighted to introduce this spacious two bedroomed mid-terraced property to the market. Situated within the well sought after area of Ashton-On-Ribble, within close proximity to local amenities, commuter routes and schools. Bursting with potential, this property is well suited for investors or first time buyers looking to put their own stamp on a property and internally comprises briefly:

Entrance through to the entrance porch providing access to the lounge boasting a fireplace and access to the second reception room housing the staircase to the first floor and open access to the fitted kitchen housing the staircase to the basement and a rear entrance door. To the first floor are two bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed rear yard and to the front is on street parking.

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





Ground Floor

Reception Room One 11'2" x 16'10" (3.42 x 5.15)

Reception Room Two 11'4" x 16'10" (3.46 x 5.15)

Kitchen 9'6" x 7'0" (2.90 x 2.14)

Lower Ground Floor

Basement 15'1" x 16'10" (4.6 x 5.15)

First Floor

Bedroom One 12'8" x 10'7" (3.87 x 3.25)

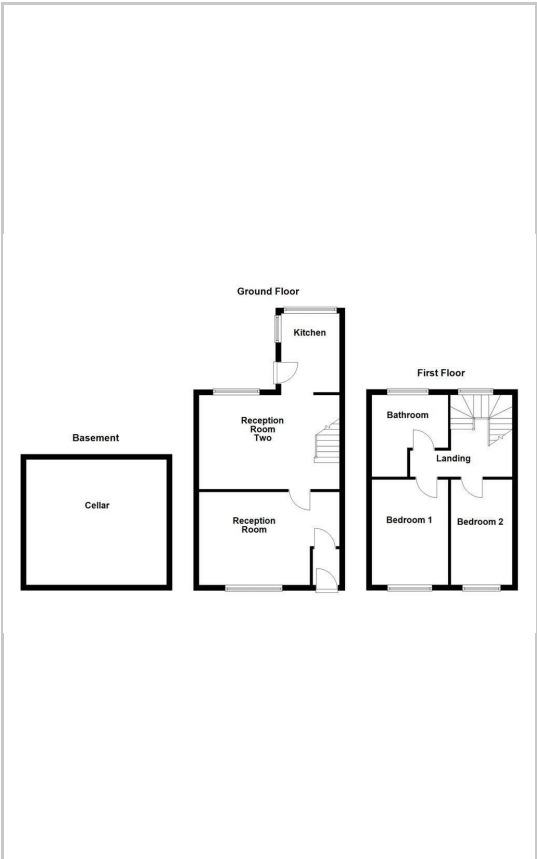
Bedroom Two 12'8" x 7'4" (3.87 x 2.25)

Bathroom

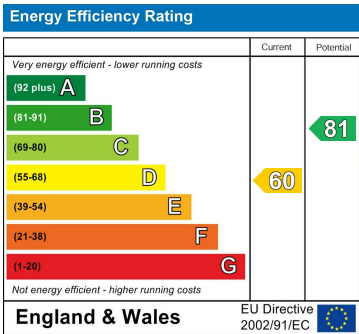
Area Map



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.