

GUILDHALL

SALES & LETTINGS



55 Staining Avenue

Ashton-On-Ribble, Preston, PR2 1NL

Offers Over £160,000



Guildhall Sales and Lettings are delighted to introduce this deceptively spacious three bedroomed semi-detached property to the market. Situated within the popular area of Ashton-On-Ribble, within close proximity to local amenities, schools and commuter links. Boasting off road parking and neutral decor throughout, this property is well suited for first time buyers or small families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor, doors to the ground floor shower room, lounge and open access to the kitchen which provides access to the boot rooms. To the first floor are three spacious bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed garden with a paved patio seating area. To the front is a driveway providing off road parking for one vehicle and access to the boot rooms.

Viewings are essential, for further information, please call the team on 01772 769999.



Ground Floor

- Lounge 18'10" x 12'7" (5.76 x 3.86)
- Kitchen 11'11" x 10'9" (3.64 x 3.28)
- Shower Room 2'3" x 2'10" (0.7 x 0.87)
- Boot Room 1 8'10" x 2'3" (2.71 x 0.7)
- Boot Room 2 5'10" x 8'10" (1.8 x 2.71)

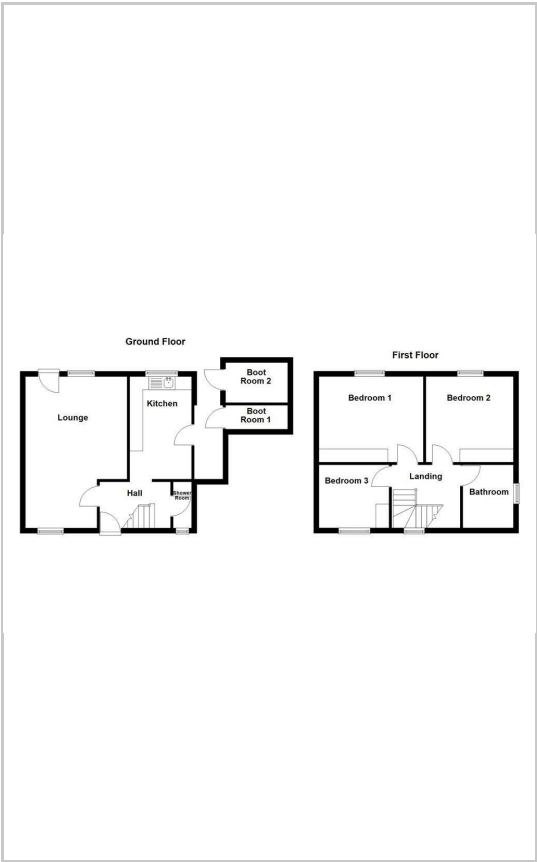
First Floor

- Bedroom One 12'0" x 12'11" (3.66 x 3.96)
- Bedroom Two 10'10" x 9'10" (3.32 x 3.02)
- Bedroom Three 8'8" x 7'10" (2.66 x 2.4)
- Bathroom 6'3" x 5'5" (1.92 x 1.67)

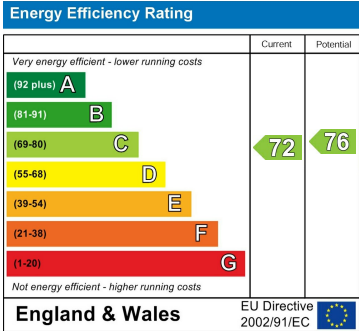
Area Map



Floor Plans



Energy Efficiency Graph



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