

GUILDHALL

SALES & LETTINGS



58 Lulworth Avenue

Ashton, Preston, PR2 2BE

Offers Over £125,000



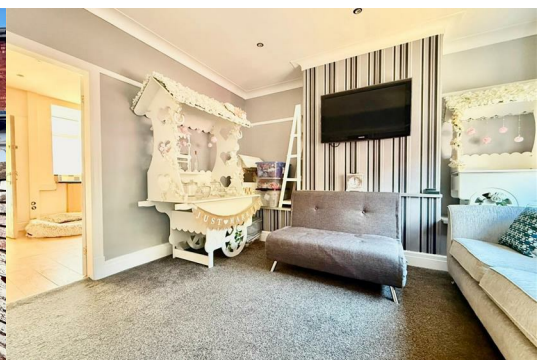
****TWO BEDROOMED MID-TERRACED PROPERTY, CAN BE SOLD WITH A SITTING TENANT****

Guildhall Sales and Lettings are delighted to introduce this well presented, two bedroomed mid-terraced property to the market.. Situated within the popular area of Ashton on Ribble, within close proximity to local amenities, commuter routes and schools. Boasting spacious accommodation throughout and with the opportunity to purchase with a sitting tenant, this is a great opportunity for investors and internally comprises briefly:

Entrance through to the spacious lounge providing access to the fitted kitchen leading on to a separate utility room. 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.

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



Ground Floor

Lounge 13'10" x 12'6" (4.23 x 3.83)
Kitchen Diner 17'7" x 13'10" (5.37 x 4.23)

Utility Room

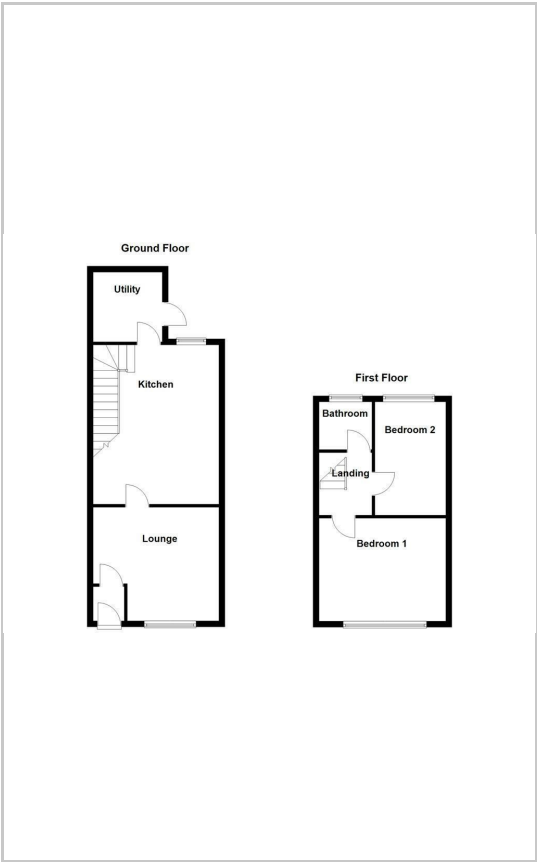
First Floor

Bedroom One 13'10" x 11'4" (4.23 x 3.47)
Bedroom Two 12'6" x 8'7" (3.82 x 2.62)
Bathroom 5'6" x 5'3" (1.7 x 1.61)

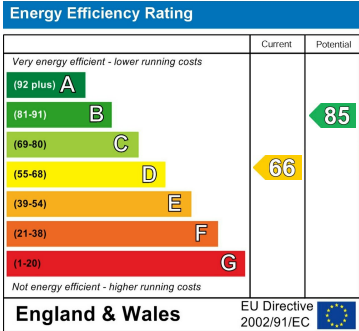
Area Map



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.