# GUILDHALL SALES & LETTINGS



# 25 Colenso Road

Ashton-On-Ribble, Preston, PR2 2LL

£139,950









This charming two-bedroom mid-terrace home offers spacious, well-arranged accommodation and is ideally positioned in the highly sought-after area of Ashton-on-Ribble. Located within easy reach of local shops, reputable schools, bus routes and Preston city centre, the property is perfectly suited to first-time buyers, downsizers or buy-to-let investors.

Upon entering the property, you are welcomed into a bright and comfortable living room, featuring a traditional layout that provides an inviting space to relax. An internal door leads through to a generously sized dining room, offering ample room for a family dining table or additional living space, making it ideal for everyday use or entertaining guests.

To the rear of the property is a well-proportioned kitchen, fitted with a range of units and work surfaces, along with space for appliances. Beyond the kitchen sits a valuable utility area, providing further storage and practicality as well as access to the rear yard.

The first floor hosts two good-sized bedrooms, each offering flexible space for bedroom furniture or potential office use. Completing the upstairs layout is a three-piece bathroom, accompanied by a convenient separate



#### **Ground Floor**

Lounge 15'5" x 7'4" (4.7m x 2.24m)

Kitchen 13'5" x 11'6" (4.1m x 3.52m)

Utility 8'3" x 3'6" (2.54m x 1.08m)

First Floor

Landing

Bedroom One 13'1" x 8'6" (4.0m x 2.6m)

Bedroom Two 10'2" x 10'1" (3.10m x 3.08m)

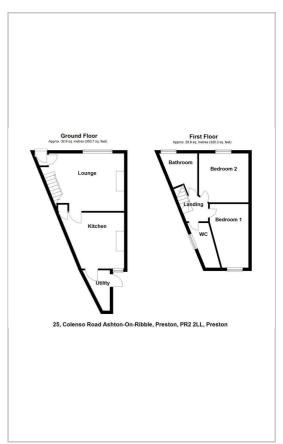
Bathroom 8'10" x 6'6" (2.7m x 2.0m)

WC 9'2" x 2'0" (2.81m x 0.63m)

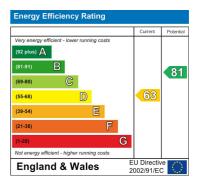
#### Area Map



### 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.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: https://guildhalllettings.co.uk/