

GUILDHALL

SALES & LETTINGS



Archway Buildings Pedders Lane

Ashton-On-Ribble, Preston, PR2 1HL

Offers Over £199,950



A stylish and contemporary three-bedroom end mews home situated in a secure gated development in Ashton-On-Ribble, offering a bright and spacious wrap-around open-plan layout. The property combines modern living with practicality, ideal for families, professionals, or downsizers seeking a low-maintenance lifestyle.

The ground floor boasts a welcoming open-plan living space that seamlessly connects the lounge, dining area, and kitchen. The lounge features a feature window, flooding the room with natural light, while the kitchen offers ample cupboard and worktop space with room for a dining table—perfect for everyday living or entertaining.

Upstairs, there are three well-proportioned bedrooms. Bedrooms two and three benefit from skylights, enhancing the natural light, and bedroom three includes built-in storage. The contemporary bathroom features a three-piece suite with a bath and shower over, complemented by a skylight.

Externally, the property enjoys private parking for 2–3 vehicles and, as an end mews, offers additional privacy and space compared to mid-terrace properties. Security is enhanced by gated access and an intercom entry.



Ground Floor

Reception Room 17'1" x 14'7" (5.22m x 4.45m)

Kitchen/Diner 15'1" x 14'7" (4.60m x 4.45m)

First Floor

Bedroom One 14'7" x 11'1" (4.45m x 3.40m)

Bedroom Two 11'5" x 8'0" (3.50m x 2.46m)

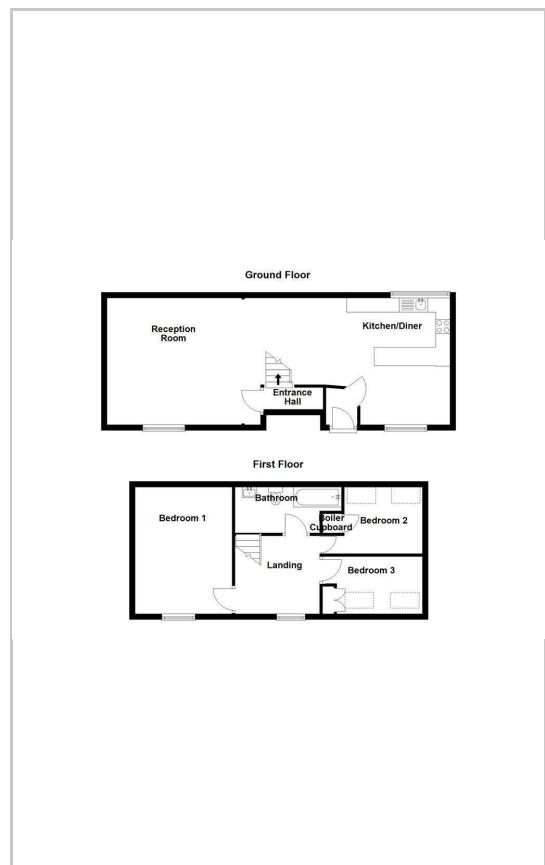
Bedroom Three 11'5" x 6'6" (3.50m x 2.0m)

Bathroom 12'2" x 5'3" (3.73m x 1.61m)

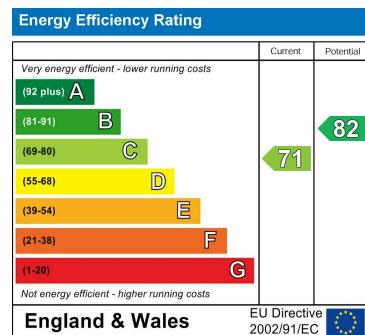
Area Map



Floor Plans



Energy Efficiency Graph



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