

GUILDHALL

SALES & LETTINGS



8 Brook Court Dorman Close

Ashton-On-Ribble, Preston, PR2 2BG

Offers Over £109,950



****BEAUTIFULLY MAINTAINED TWO BEDROOM APARTMENT, IDEAL FOR FIRST TIME BUYERS OR INVESTORS, UNEXPECTEDLY BACK TO THE MARKET****

Commanding a stunning location in Preston, this two-bedroomed apartment flows internally with deceptively spacious living accommodation and two bedrooms to create a wonderful family home with easy access to local amenities and schools.

The property briefly comprises; entrance into the hallway providing access to two bedrooms, three piece suite bathroom, storage cupboard and reception room. The reception room has a door leading to the kitchen.

This property is not to be missed! Please call Guildhall at your earliest convenience on 01772 769999 to arrange a viewing.



First Floor

Entrance Hallway 8'7 x 7'2 (2.62m x 2.18m)

Smoke alarm, electric radiator and doors providing access to bedroom one, bedroom two, the bathroom, storage cupboard and reception room.

Bathroom 7'1 x 6'5 (2.16m x 1.96m)

Electric heated towel rail, WC, vanity top wash basin with mixer tap, PVC panelled bath with direct feed shower and wood effect flooring.

Bedroom One 15'7 x 9'4 (4.75m x 2.84m)

UPVC double glazed window and electric radiator.

Bedroom Two 15'9 x 9'4 (4.80m x 2.84m)

UPVC double glazed window, electric radiator.

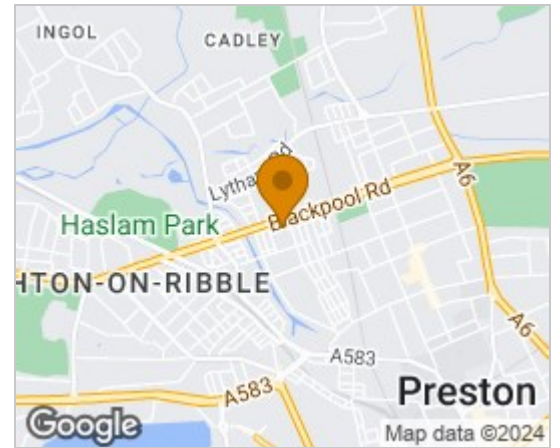
Reception Room 23'11 x 14'8 (7.29m x 4.47m)

UPVC double glazed window, electric radiator, coving to the ceiling and door providing access to the kitchen.

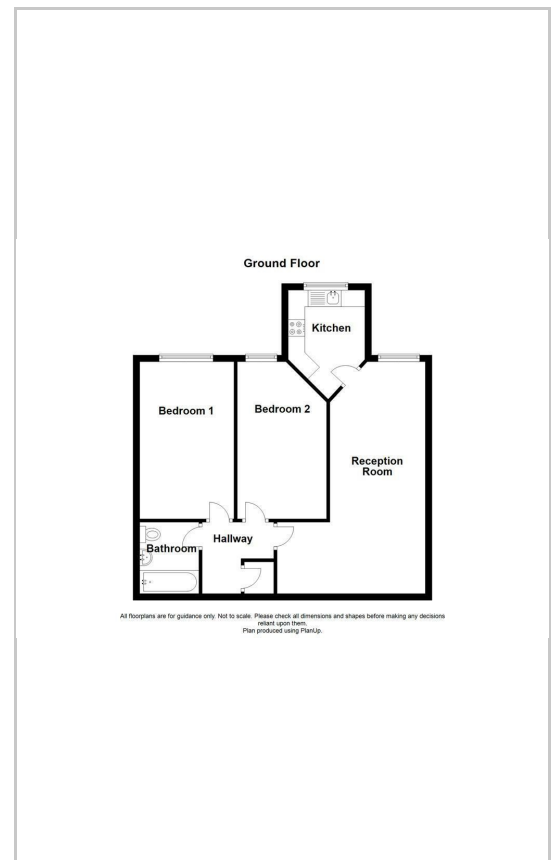
Kitchen 11'5 x 7'7 (3.48m x 2.31m)

UPVC double glazed window, electric radiator, fitted with a mix of wall and base units with granite effect work tops and tiled splashbacks, integrated oven with a four ring induction hob and extractor hood, stainless steel sink, drainer and mixer tap, space for fridge freezer and washing machine and wood effect flooring.

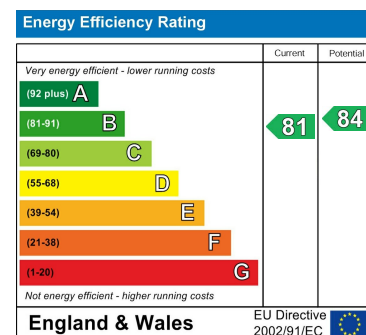
Area Map



Floor Plans



Energy Efficiency Graph



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441 Blackpool Road, Preston, PR2 2LE

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