



**LAWRENCE ROONEY**  
ESTATE AGENTS

**50 Tulketh Road**  
**Ashton-On-Ribble**  
**PR2 1AQ**



Spacious terraced property located within this sought after location offered for sale with NO CHAIN DELAY. Ideal for for first time buyers or rental investment this well presented traditional property is ideally placed for access into Preston city centre, university or the docklands area. The living accommodation is arranged over ground and first floors briefly comprising: entrance porch, hallway, lounge, dining room, kitchen, two double bedrooms and bathroom. Outside private yard to the rear. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly advised.

**£104,950**

**OPEN 7 DAYS A WEEK**

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**Entrance Porch**

External front door and inner door into:

**Hallway**

Stairs to the first floor and meter cupboard.

**Lounge**

12' 2" x 9' 9" (3.71m x 2.97m)

Twin double-glazed front windows, wood fire surround and radiator. Potential for use as an additional bedroom.

**Dining Room**

12' 4" x 11' 3" (3.76m x 3.43m)

Double-glazed rear window. laminate flooring, radiator, built in alcove storage, fire surround, picture rail and under stairs storage space.

**Kitchen**

8' 6" x 6' 1" (2.59m x 1.85m)

Range of high gloss finish units with contrasting work surfaces to complement. Built in oven, hob with extractor canopy over, inset sink/drainer, wall mounted boiler, external side door, double-glazed side window and tiled to complement.

**Landing**

Spindle balustrade, radiator and skylight.

**Bedroom One**

14' 4" x 12' 3" (4.37m x 3.73m)

Double-glazed front window and radiator.

**Bedroom Two**

12' 0" x 11' 2" (3.65m x 3.40m)

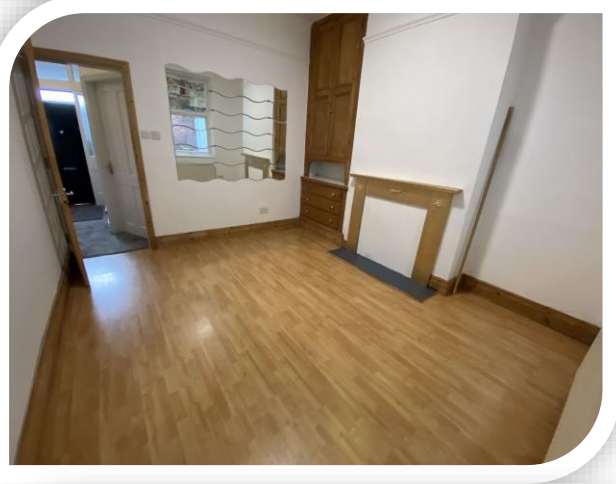
Double-glazed rear window, radiator and built in storage.

**Bathroom**

Three-piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low-level W.C. Double-glazed side window and tiled to complement.

**Yard**

To the rear a private and gated paved yard.



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Energy performance of buildings register

# Energy performance certificate (EPC)

60 TULKETH ROAD  
PRESTON  
PR2 1AQ

Energy rating

D

Valid until 23 October 2030

Certificate number  
9170-2157-4000-2020-7191

**Property type**  
Mid-terrace house

**Total floor area**  
87 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

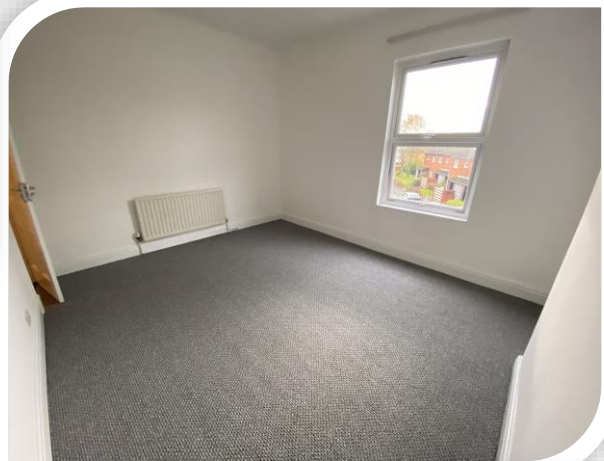
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-who-let-a-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9170-2157-4000-2020-7191>





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2. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
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PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Lawrence Rooney Estate Agents  
78 Liverpool Road, Longton, Preston, PR4 5PB

01772 614433  
[info@lawrencerooney.co.uk](mailto:info@lawrencerooney.co.uk)  
[www.lawrencerooney.co.uk](http://www.lawrencerooney.co.uk)

**OPEN SEVEN DAYS A WEEK**

