



## 45 Poulton Street

Ashton-On-Ribble, Preston, PR2 2SA



£117,000

This is a deceptively spacious mid terraced house close to local amenities, which would be an ideal first time buyer property or investment opportunity. Internally, there is spacious lounge, a fitted kitchen, two bedrooms and a family sized bathroom. The property benefits from Gas Central Heating and Double Glazing with a low maintenance yard to the rear. Available with NO ONWARD CHAIN. EPC rating: C Council Tax Band A. Freehold.





## Ground Floor

### Entrance Vestibule

composite double glazed door and UPVC double glazed window to front, Tiled flooring, door into lounge.

### Living Room

14'9" x 11'10" (4.509 x 3.620)

UPVC double glazed window to front, wooden flooring, gas fireplace with Adam style surround and marble hearth, radiator, Door into kitchen diner.

### Kitchen

12'7" x 11'10" (3.852 x 3.617)

UPVC double glazed window and door to rear, Wooden flooring, wall and base units with contrasting worktops, breakfast bar, stainless steel sink with single drainer, space for an oven, Integrated overhead extractor fan, space for washing machine, Space for fridge freezer, under stairs storage cupboard, radiator, Stairs leading to 1st floor.

## First Floor

### Landing

Doors into two bedrooms & family bathroom.

### Bedroom One

14'8" x 11'9" (4.489 x 3.602)

UPVC double glazed window to front, radiator, built-in wardrobe.

### Bedroom Two

12'8" x 8'4" (3.869 x 2.559)

UPVC double glazed window to rear, radiator, wooden flooring.

## Bathroom

9'10" x 5'11" (3.002 x 1.808)

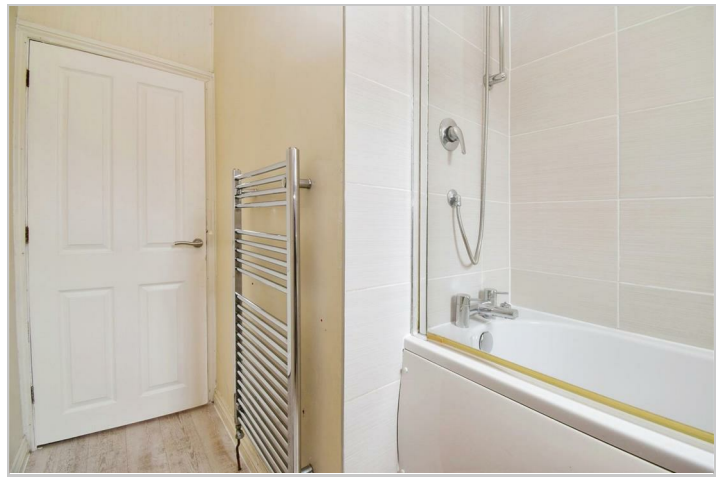
UPVC double glazed frosted glass window to rear, laminate flooring, bath with overhead shower and tiled splashback's, pedestal basin, WC, heated towel rail.

## External

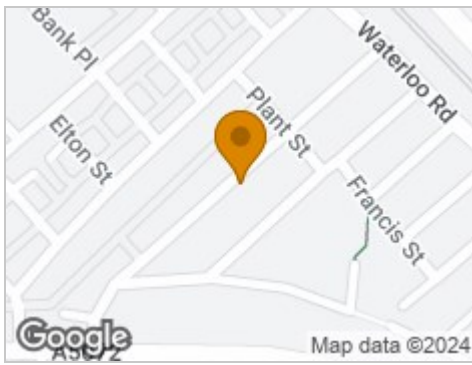
low maintenance yard to rear, with side access gate.

## MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



## Road Map



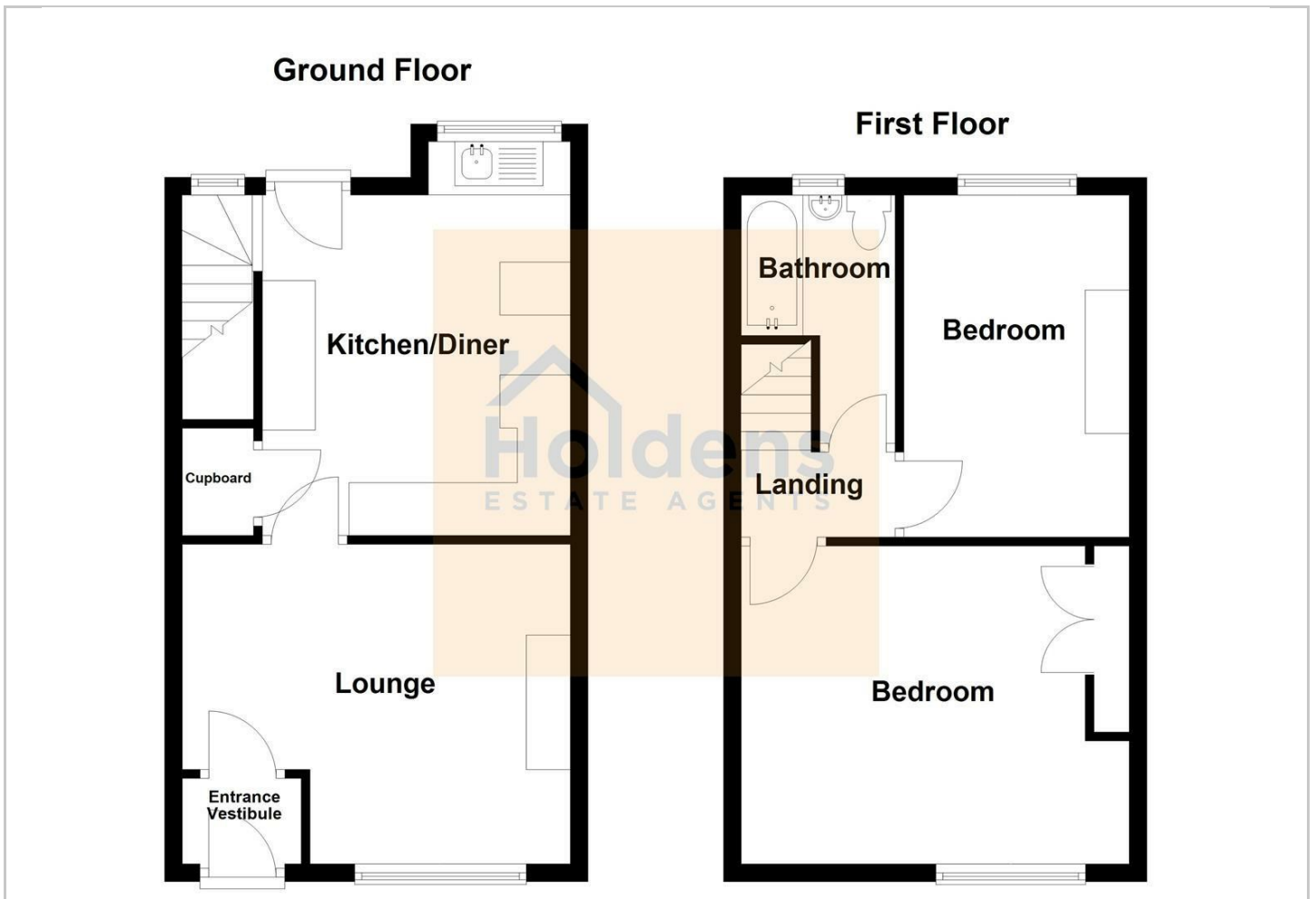
## Hybrid Map



## Terrain Map



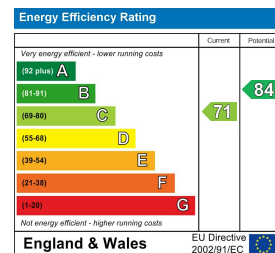
## Floor Plan



## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Misdescriptions Act

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.