GUILDHALL
SALES & LETTINGS




# 95 Ashton Bank Way

## Larches, Lea, PR2 1BZ

## Offers In Excess Of £140,000

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**WELL PRESENTED TERRACED PROPERTY WITH NO CHAIN DELAY!!**

Situated in the popular residential area of Ashton, this well-presented terraced property offers spacious accommodation across two floors, along with the added benefit of a driveway and garage.

The ground floor features a generous living room, fitted kitchen and convenient WC, while the first floor provides two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off road parking and an enclosed patio seating area to the rear.

Ideally positioned for local amenities, schools and transport links, the property is also well placed for access into Preston city centre and surrounding areas.







## Ground Floor

**Kitchen 9'8" x 6'5" (2.95 x 1.98)**

**Ground Floor WC**

**Lounge 15'7" x 14'4" (4.76 x 4.37)**

## First Floor

**Bedroom One 8'2" x 14'4" (2.5 x 4.37)**

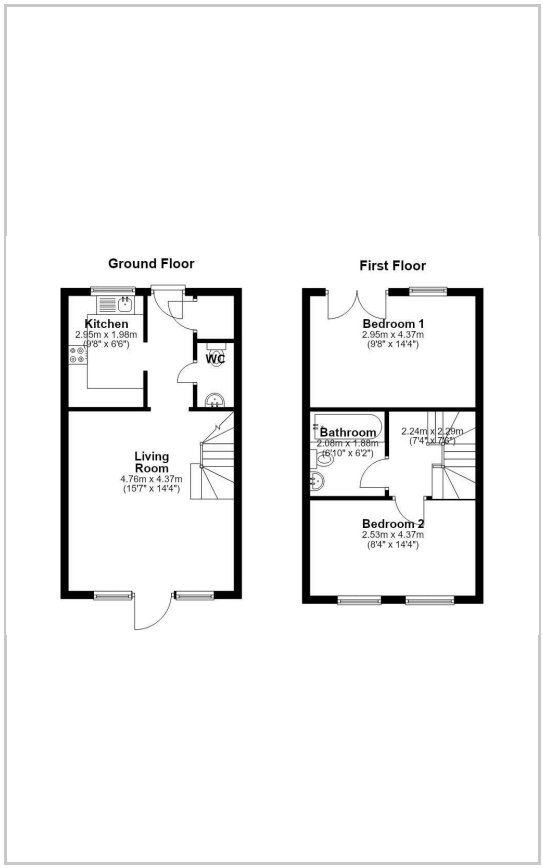
**Bedroom Two 8'3" x 14'4" (2.53 x 4.37)**

**Bathroom 6'9" x 6'2" (2.06 x 1.88)**

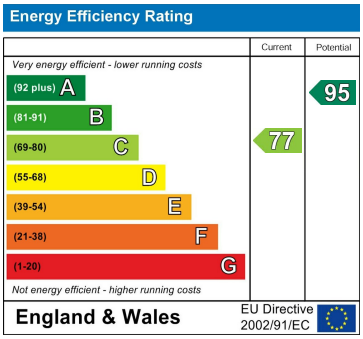
## Area Map




## Floor Plans




## Energy Efficiency Graph




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