

GUILDHALL

SALES & LETTINGS



2 Prospect Place

Ashton-On-Ribble, Preston, PR2 1DL

Offers Over £160,000



Welcome to Prospect Place, Ashton-On-Ribble, Preston - a charming location for this recently renovated three-bedroom end-terraced house. This property is a perfect opportunity for first-time buyers looking to step onto the property ladder or savvy investors seeking a promising investment.

Situated in a sought-after area, this house boasts a fresh and modern interior due to its recent renovation, offering a blank canvas for you to make it your own. The absence of a chain means a smoother and quicker process for those eager to make this house their home.

With three generously sized bedrooms, this property is ideal for a growing family, a couple, or even as a lucrative rental property for investors. The end-terraced layout provides additional privacy and a sense of exclusivity, making it a desirable choice for those seeking a peaceful abode.

Property comprises briefly; Vestibule to entrance hallway, with access into reception rooms one and two and access to first floor. From reception room two is open access into the kitchen with a door to the rear yard.



Vestibule

Electric cupboard, tiled floor, access into entrance hallway.

Entrance hallway

Ceiling spot lights, central heating radiator, laminate flooring, access into reception room one and two, staircase to first floor.

Reception room one 13'5' x 10'9' (4.09m' x 3.28m')

Ceiling spot lights, central heating radiator, double glazed bay window.

Reception room two 12'7' x 11'6' (3.84m' x 3.51m')

Ceiling spot lights, double glazed window, central heating radiator, open access to kitchen.

Kitchen 11'8' x 6'1' (3.56m' x 1.85m')

Ceiling spot lights, double glazed window, door to rear yard, kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, composite sink, drainer and mixer tap, integrated oven with a four ring hob, spaces for fridge and washing machine.

First floor

Landing

Ceiling spot lights, double glazed window, access into all three bedrooms and family bathroom.

Bedroom one 12'7' x 11'6' (3.84m' x 3.51m')

Double glazed window, central heating radiator.

Bedroom two 13'5' x 10'9' (4.09m' x 3.28m')

Double glazed window, central heating radiator.

Bedroom three 11'0' x 8'11' (3.35m' x 2.72m')

Double glazed window, central heating radiator.

Bathroom 11'10' x 6'1' (3.61m' x 1.85m')

Ceiling spot lights, double glazed window, walls partially tiled, bath with shower, toilette, wash basin with vanity unit, laminate flooring, storage cupboard.

External

Front

On street parking

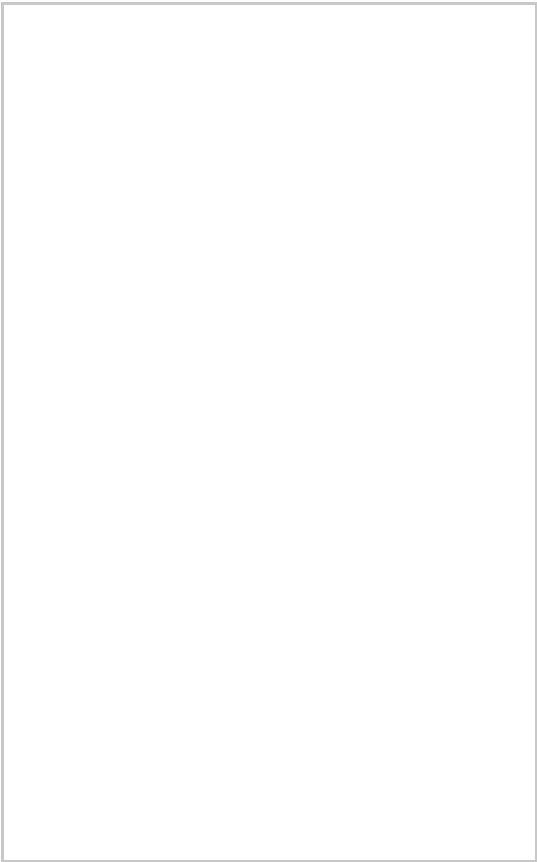
Rear

Enclosed rear yard

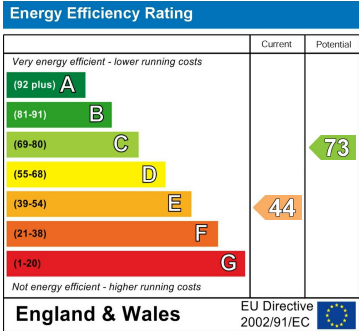
Area Map



Floor Plans



Energy Efficiency Graph



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