



## 17 Lowther Street

Preston, PR2 2SN

Asking Price £140,000



Guildhall Sales and Lettings are delighted to introduce this deceptively spacious, three bedroomed mid-terraced property to the market. Situated within the well sought after area of Ashton on Ribble, within close proximity to local amenities, commuter routes and schools, this property is well suited for investors, first time buyers or small families and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and doors to two reception rooms. From the second reception room is access to the fitted kitchen housing a rear entrance door. To the first floor are three spacious bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed rear yard.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.

\*\*When an offer is accepted, all buyers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before a memorandum of sale can be issued.\*\*\*



## Ground Floor

Reception Room One 11'1" x 11'6" (3.39 x 3.53)

Reception Room Two 12'2" x 12'11" (3.72 x 3.95)

Kitchen 13'0" x 7'8" (3.98 x 2.36)

## First Floor

Bedroom One 11'1" x 15'11" (3.38 x 4.87)

Bedroom Two 12'2" x 10'3" (3.72 x 3.14)

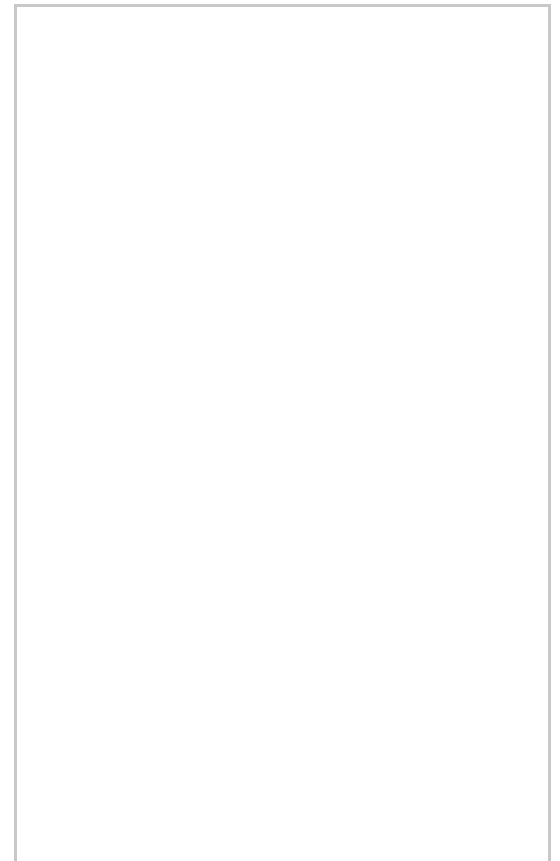
Bedroom Three 6'11" x 7'10" (2.11 x 2.39)

Bathroom 5'9" x 4'10" (1.77 x 1.48)

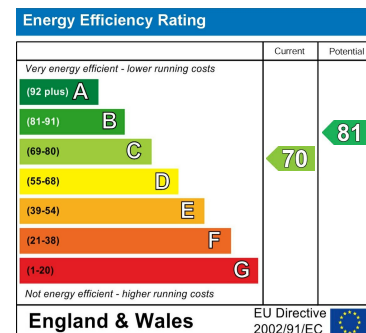
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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