

GUILDHALL

SALES & LETTINGS



44 Calder Street

Ashton-On-Ribble, Preston, PR2 1BD

Asking Price £200,000



A beautifully presented and fully renovated four bedroomed mid terraced property situated in the popular area of Ashton-on-Ribble, within close proximity to local amenities such as Lidl, eateries and commuter links. Offering stylish and contemporary living accommodation throughout.

The ground floor comprises a spacious reception room, a modern fitted kitchen featuring a range of contemporary units, a downstairs shower, and a separate WC. To the first floor are four well proportioned bedrooms and a modern shower room fitted with quality fixtures and fittings.

The property has undergone comprehensive refurbishment throughout, creating a bright and welcoming home ready for immediate occupation. Externally, the property benefits from on street parking and an enclosed rear yard.

An ideal purchase for first time buyers, families, or investors, this attractive home combines modern interiors with practical living space in a sought after residential location. Early viewing is highly recommended to fully



Ground Floor

Lounge

Kitchen

WC

Shower

First Floor

Bedroom One

Bedroom Two

Bedroom Three

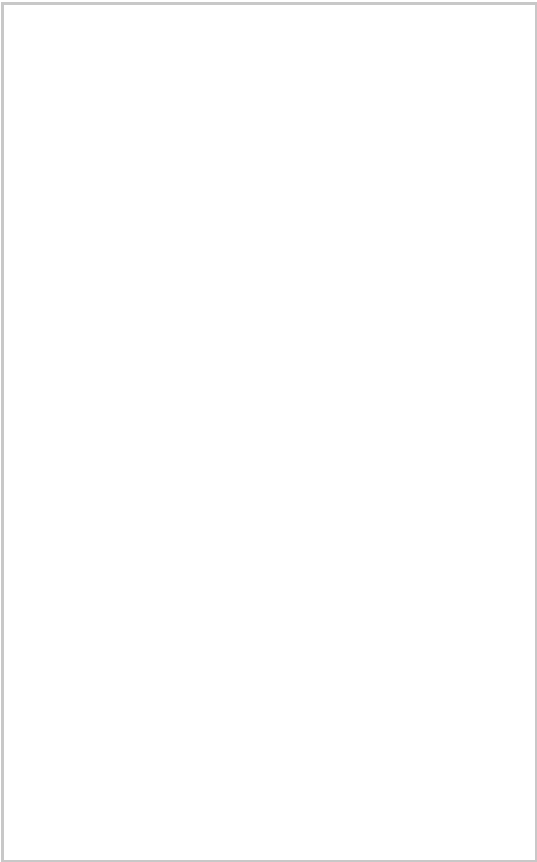
Bedroom Four

Shower Room

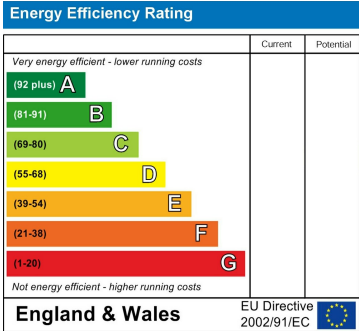
Area Map



Floor Plans



Energy Efficiency Graph



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