



## 44 De Lacy Street, Ashton-On-Ribble, PR2 2DD

**£895 Per Month**

- Two reception rooms - One of which could be used as a bedroom
- Double glazing throughout
- End terrace house
- Close to local amenities
- Ideal for families
- Gas central heating
- Two spacious bedrooms
- Located in Ashton-On-Ribble
- Easy access to transport links
- Viewing recommended

# 44 De Lacy Street, Ashton-On-Ribble PR2 2DD

Located in the charming area of Ashton-On-Ribble, is this end-terrace house on De Lacy Street . Spanning an impressive 957 square feet, the property features two well-proportioned bedrooms on the first floor and a ground floor room which could be used as a third bedroom, providing ample space for families or those seeking extra room for guests or a home office.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character. This inviting space is perfect for entertaining or simply relaxing after a long day. The second reception room offers versatility, as it can easily be transformed into an additional bedroom, catering to your specific needs.

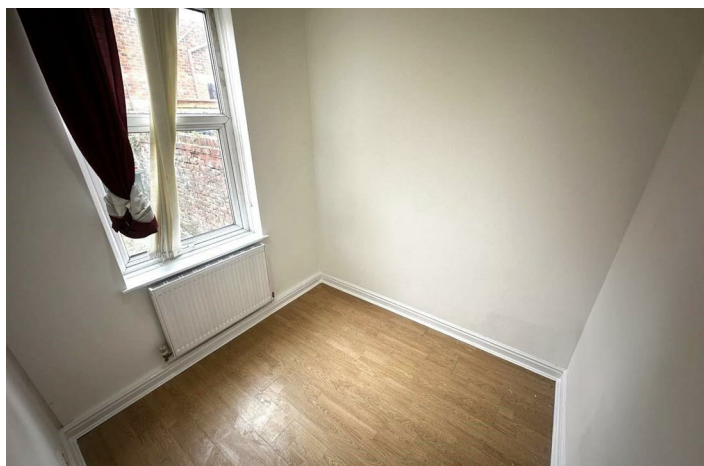
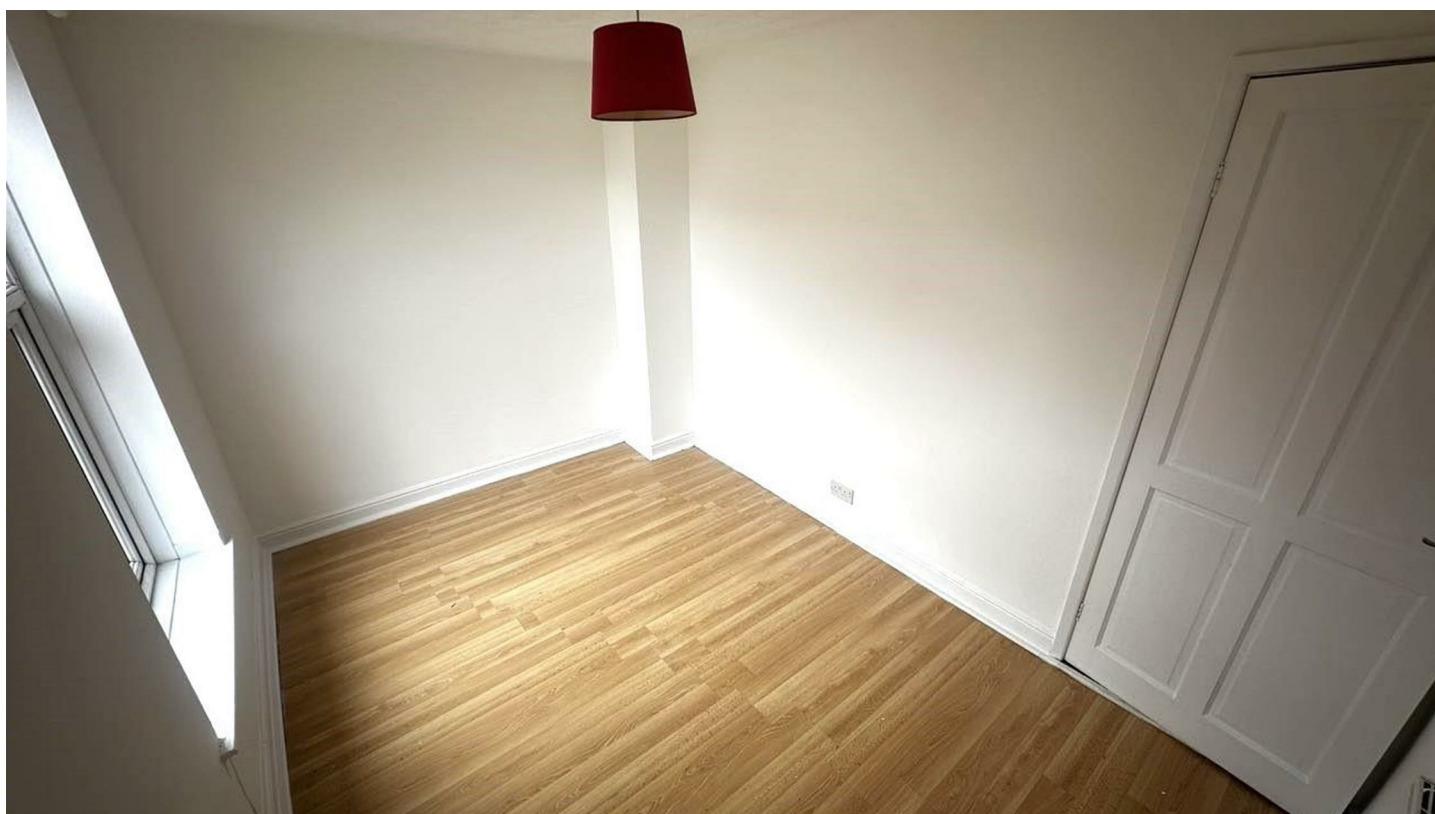
The house is equipped with gas central heating, ensuring a cosy atmosphere throughout the colder months, while the double glazing enhances energy efficiency and reduces noise from the outside. The well-designed layout maximises the use of space, making it an ideal choice for modern living.

Ashton-On-Ribble is a lovely community with a range of local amenities, including shops, schools, and parks, all within easy reach. This property not only provides a comfortable home but also places you in a friendly neighbourhood that is perfect for families and professionals alike.

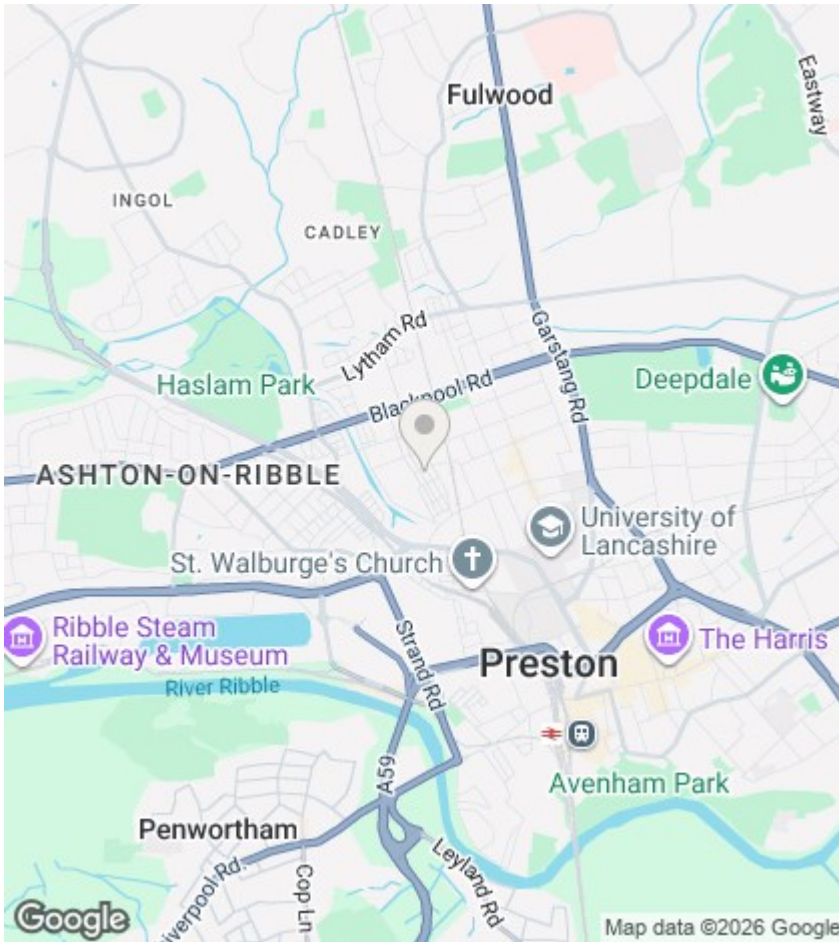
In summary, this end-terrace house on De Lacy Street is a wonderful opportunity for those looking to settle in a welcoming area. With its two bedrooms, two reception rooms, and practical features, it is a property that truly deserves your attention.



Council Tax Band: A







## Directions

## Viewings

Viewings by arrangement only. Call 01772 888 887 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	