GUILDHALL
SALES & LETTINGS



19 Cannon Hill

Ashton-On-Ribble, Preston, PR2 2RR

Offers Over £100,000

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Situated in the popular residential area of Ashton-on-Ribble, this well-presented two-bedroom end-terraced property offers spacious accommodation and would make an ideal purchase for first-time buyers, couples or investors.

The accommodation briefly comprises a generous lounge, fitted kitchen, two well-proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from an enclosed rear yard, providing a low-maintenance outdoor space, with on-street parking available to the front.

Conveniently located for local amenities, schools and transport links, the property also provides easy access into Preston city centre and surrounding areas. Early viewing is recommended to appreciate the accommodation on offer.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers 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 £75 inclusive of VAT and will be charged before the offer can be officially accepted.







Ground Floor

Lounge

Kitchen Diner

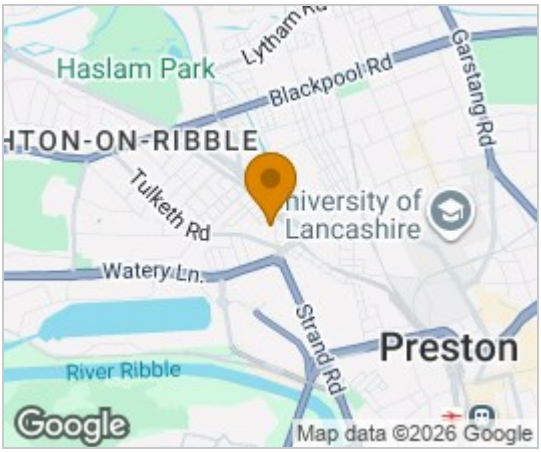
First Floor

Bedroom One

Bedroom Two

Bathroom

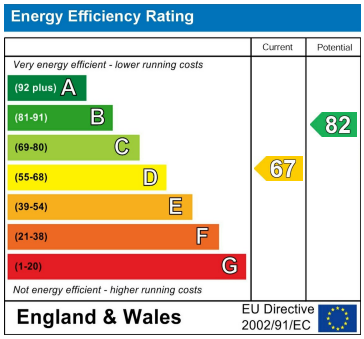
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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