Jones Cameron









# 59 Seymour Road, Preston, PR2 2EU

## Asking Price £170,000

- Substantial Rear Conservatory
- Functional Fitted Kitchen
- Two Bedrooms
- Prime Transport & Amenity Access
- Driveway
- Popular PR2 Postcode

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Nestled within the highly desirable and peaceful residential enclave of Ashton-on-Ribble, this delightful semi-detached property offers an exceptional opportunity for families, first-time buyers, or those looking to downsize. Positioned on the popular Seymour Road, the home benefits from a welcoming neighbourhood atmosphere while remaining excellently connected to local amenities, reputable schools, and convenient transport links into Preston city centre.

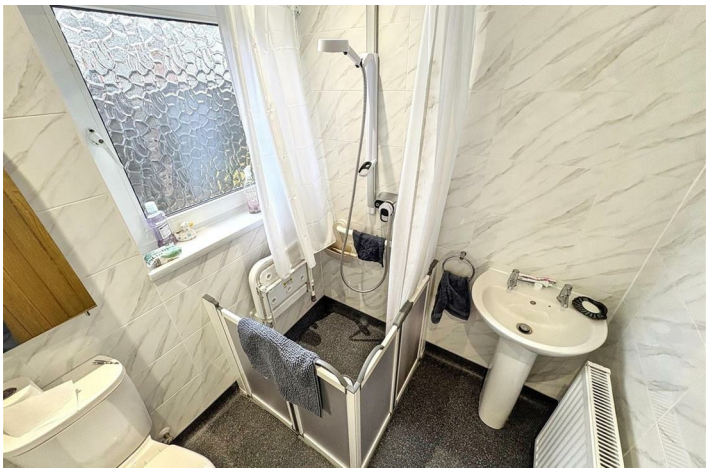
Stepping inside through the inviting entrance vestibule, you are greeted by a central hallway that seamlessly connects the living accommodation. The spacious layout features two bedrooms, both thoughtfully designed with fitted wardrobes to maximise storage space. At the heart of the home sits a bright and airy lounge, offering a comfortable and versatile environment for relaxation. This main reception room flows effortlessly into a substantial rear conservatory, which floods the space with natural light and provides a flexible second living area or dedicated dining space. The functional fitted kitchen completes the internal accommodation, equipped with practical storage units and ample workspace for daily meal preparation.

Externally, the property benefits from a low-maintenance layout with a generous rear garden/yard, ideal for outdoor seating and entertaining. To the front, a convenient driveway offers off-road parking. Combining a highly sought-after location, single-level living potential, and the distinct advantage of no onward chain delay, this home is ready for its next chapter.

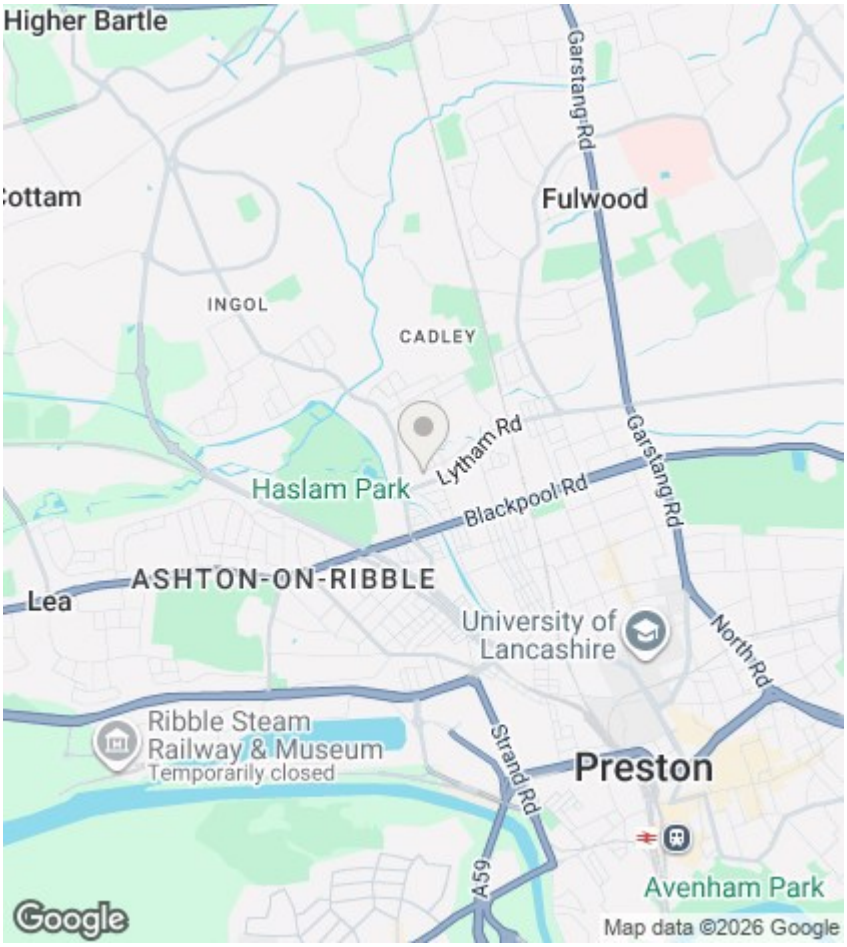
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Council Tax Band: C







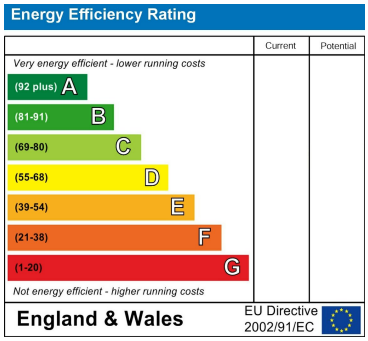


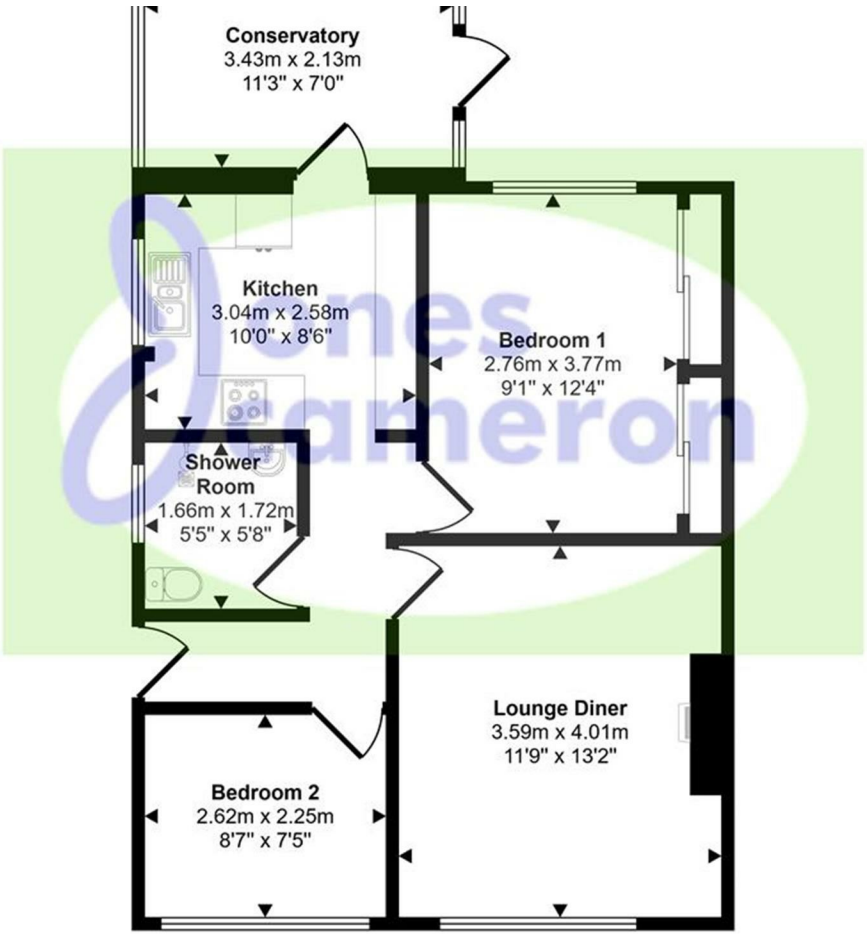

## Directions

## Viewings

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

## EPC Rating:




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