



13 Arnott Road, Ashton-On-Ribble, Preston, PR2 2EB

£895 Per Month

- Recently refurbished Property
- Small lean to/conservatory
- New energy efficient boiler
- Two Bedrooms
- Newly carpeted and decorated

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Located on Arnott Road in Ashton-On-Ribble, Preston, this newly refurbished property offers a delightful living experience. With a modern touch throughout, the home features new carpets and flooring, creating a fresh and inviting atmosphere.

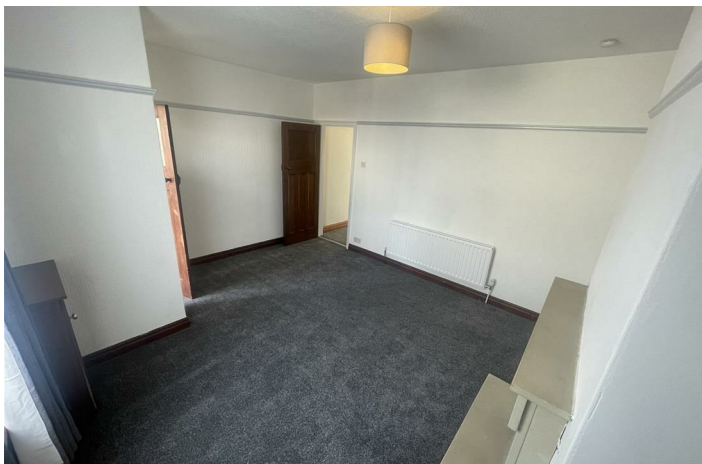
The property boasts a well-appointed reception room, perfect for relaxation or entertaining guests. There are two spacious double bedrooms, one of which is enhanced by fitted wardrobes, providing ample storage space. The newly fitted kitchen is a highlight, designed to meet the needs of contemporary living, making meal preparation a pleasure.

Additionally, the property includes a small outhouse/conservatory, which can serve as a versatile space for various uses, whether it be a quiet reading nook or a small home office.

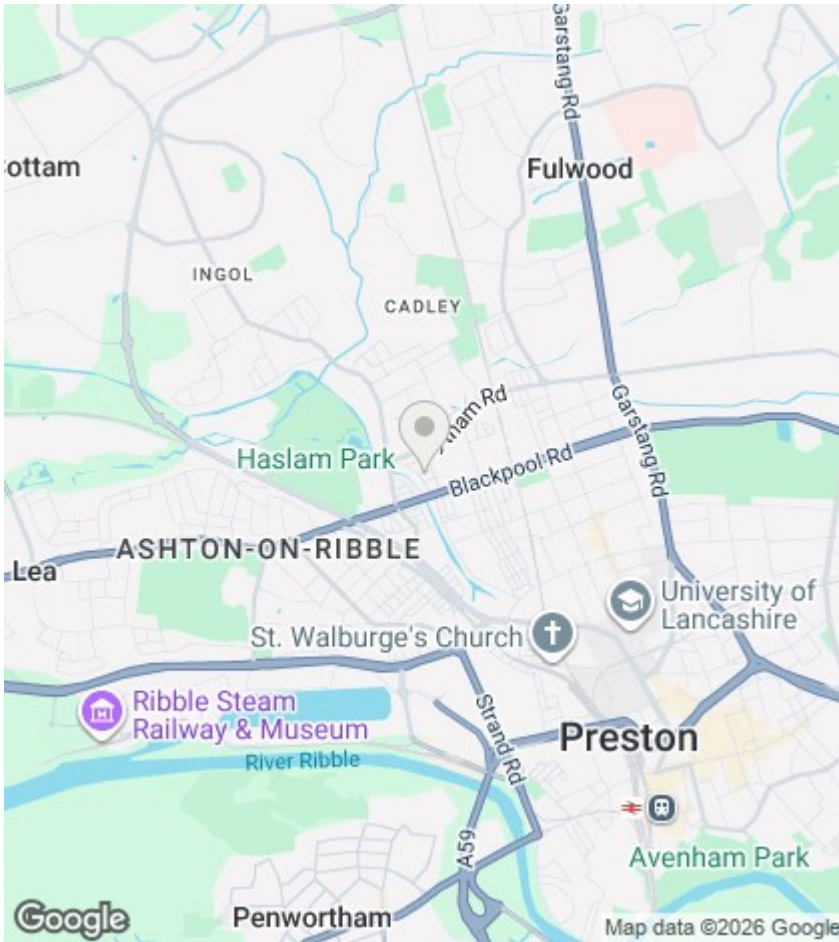
This residence is ideal for those seeking a comfortable and stylish home in a friendly neighbourhood.



Council Tax Band: A







Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	