

# GUILDHALL

SALES & LETTINGS



## 20 Armstrong Street

Ashton-On-Ribble, Preston, PR2 2LB

£140,000



Spacious Three-Bedroom Terraced Home – No Chain Delay

Situated in the popular Ashton-on-Ribble area of Preston, this spacious three-bedroom terraced property on Armstrong Street offers generous accommodation ideal for families, first-time buyers, or investors. Offered with no chain delay, the home is ready for its next owner to move straight in or personalise to taste.

Briefly, the accommodation comprises an entrance porch leading into a spacious living room, providing a comfortable and welcoming main reception space. To the rear, there is a kitchen with a separate dining room, offering excellent versatility for family living and entertaining. A convenient ground floor WC completes the downstairs layout.

To the first floor, the property boasts three generous-sized bedrooms, all well-proportioned, along with a four-piece family bathroom suite featuring a bath and separate shower – perfectly suited to busy family lifestyles.



## Ground Floor

Lounge 16'4" x 12'9" (5.0m x 3.91m)

Dining Room 16'4" x 8'10" (5.0m x 2.70m)

Kitchen 8'7" x 6'5" (2.62m x 1.96m)

WC

## First Floor

Bedroom One 16'11" x 12'9" (5.16m x 3.91m )

Bedroom Two 14'0" x 8'10" (4.28m x 2.70m )

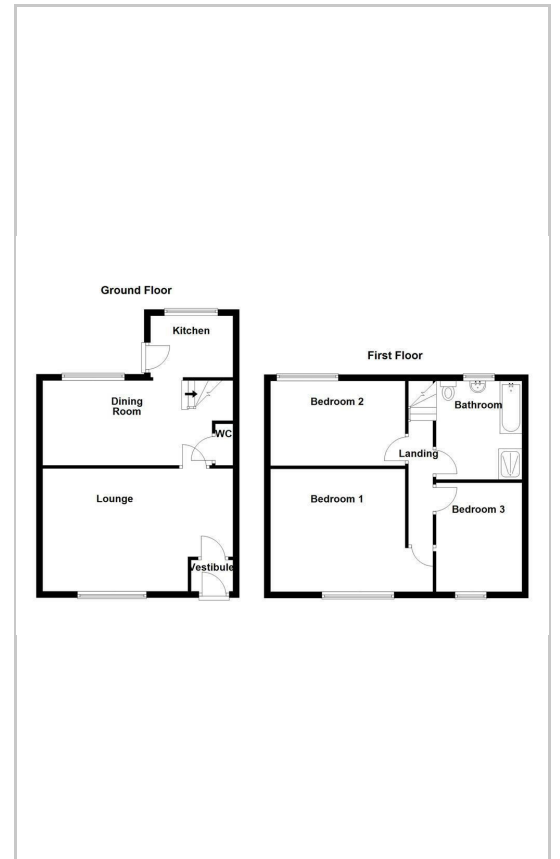
Bedroom Three 11'4" x 8'11" (3.47m x 2.73m )

Bathroom 10'3" x 8'11" (3.14m x 2.73m )

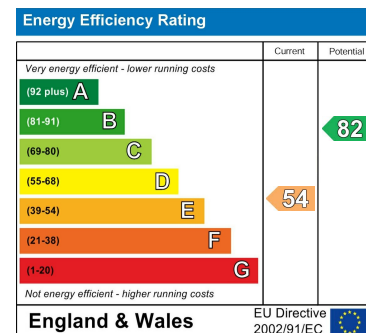
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>