



69 De Lacy Street, Ashton-On-Ribble, Preston, PR2 2DD

Asking Price £125,000

- Perfect First-Time Buy!
- Newly Fitted Modern Kitchen
- On-Street Parking
- Newly Decorated
- Two Spacious Bedrooms
- Large Yard At The Rear

69 De Lacy Street, Preston PR2 2DD

Superb Two-Bedroom Terraced Home on De Lacy Street, Preston An exceptional opportunity has arisen to purchase this beautiful two-bedroom terraced property, perfectly situated at 69 De Lacy Street in the highly popular area of Ashton-on-Ribble, Preston. This home has been completely transformed and is presented to the market in immaculate condition, making it an ideal choice for first-time buyers, professional couples, or investors looking for a turn-key property.

As you step inside, the extensive care taken to modernise the house becomes immediately apparent. The entire property has been newly decorated and freshly painted throughout, presenting a pristine, clean canvas with a contemporary aesthetic. The true highlight of the ground floor is the stunning, brand-new fully fitted kitchen, which has been smartly designed with modern cabinetry and premium finishes to offer both style and practicality for cooking and entertaining. The living areas provide an inviting, light-filled environment that is perfect for relaxing after a long day.

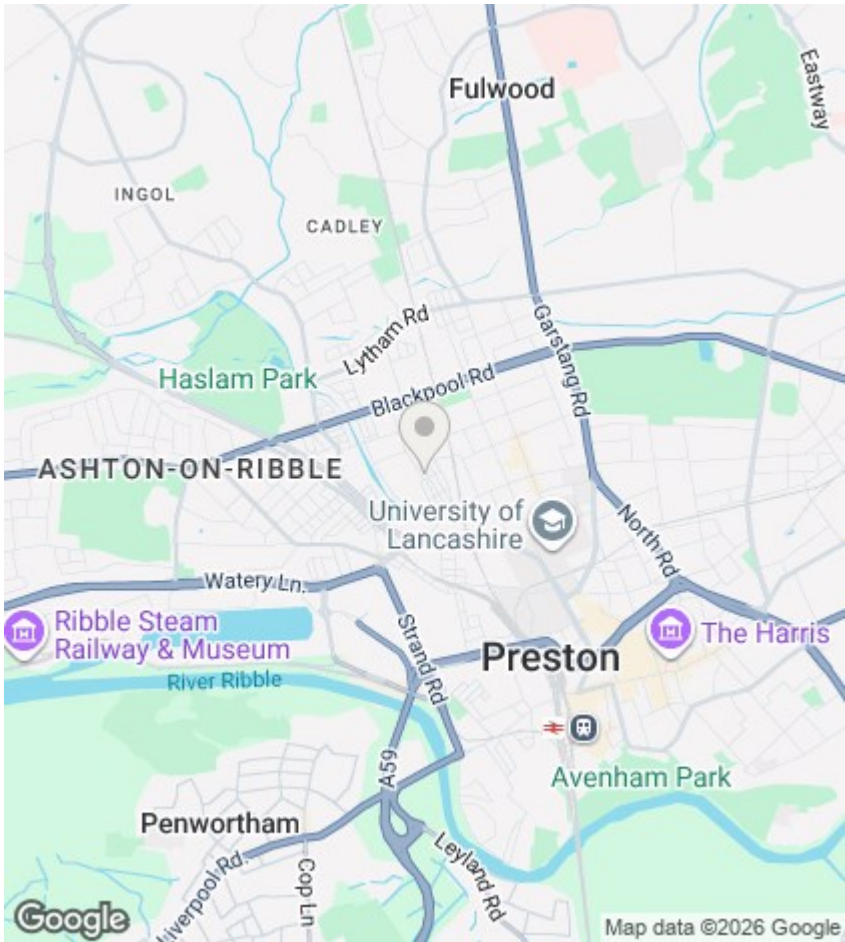
Moving upstairs, the home continues to impress with two well-proportioned bedrooms that have been freshly carpeted to ensure maximum comfort. These rooms are serviced by a neat family bathroom. Externally, the property features a private rear courtyard, offering a secure outdoor retreat or space for dining in the warmer months.

Located in a desirable residential pocket of Preston, the property benefits from an excellent location with everyday amenities, supermarkets, and local cafés right on your doorstep. It provides superb transport links, with easy access to Preston city centre, the University of Central Lancashire (UCLan), and Preston railway station for commuters.



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		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
66 sq m / 708 sq ft



Ground Floor
Approx 31 sq m / 329 sq ft

First Floor
Approx 35 sq m / 378 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate