



GUILDHALL
SALES & LETTINGS

51 Wellington Road

Ashton-On-Ribble, Preston, PR2 1BU

Offers Over £110,000

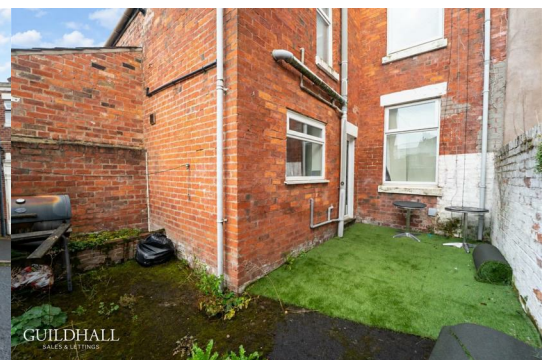


****TWO BEDROOMED MID - TERRACED PROPERTY WITH NO CHAIN DELAY!!!****

****MORE PHOTOGRAPHS COMING SOON****

Situated in a popular residential location, this deceptively spacious two-bedroom mid-terrace property offers well-presented accommodation arranged over two floors and would make an ideal first-time purchase or investment opportunity.

The ground floor comprises two generous reception rooms, providing flexible living and dining space, together with a fitted kitchen offering a range of wall and base units. To the rear, there is an enclosed private yard, ideal for outdoor seating and low-maintenance enjoyment.



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Ground Floor

- Lounge 13'0" x 12'7" (3.97 x 3.86)
- Dining Room 13'0 x 13'4 (3.96m x 4.06m)
- Kitchen 8'0 x 12'3 (2.44m x 3.73m)

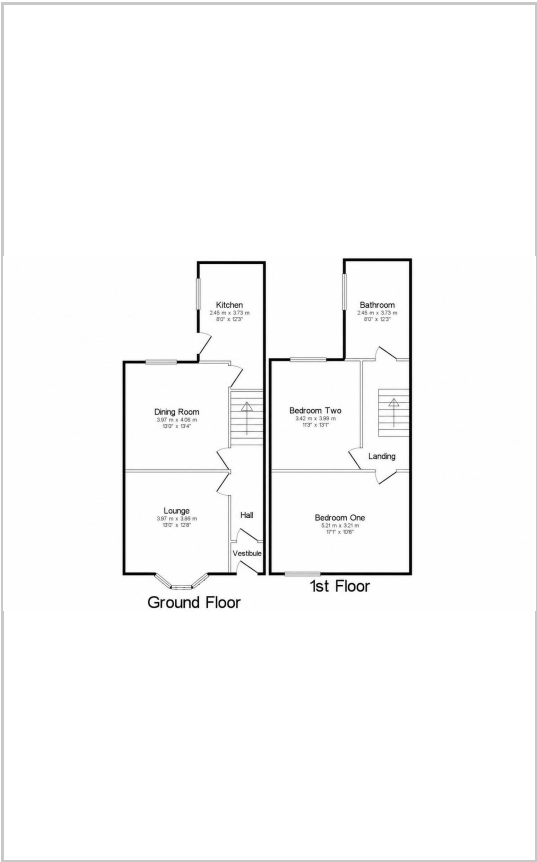
First Floor

- Bedroom One 17'1 x 10'6 (5.21m x 3.20m)
- Bedroom Two 11'3 x 13'1 (3.43m x 3.99m)
- Bathroom 8'0 x 12'3 (2.44m x 3.73m)

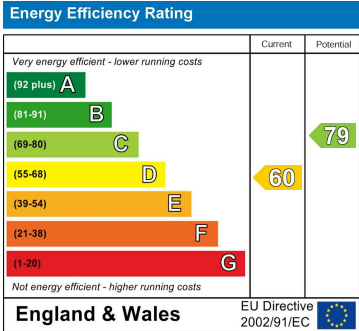
Area Map



Floor Plans



Energy Efficiency Graph



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