

GUILDHALL

SALES & LETTINGS



24 Larchwood

Ashton-On-Ribble, Preston, PR2 1NX

£150,000



Situated in the popular residential area of Ashton-on-Ribble, this well-presented two-bedroom semi-detached home offers comfortable living space, off-road parking, and a low-maintenance rear garden — making it an ideal purchase for first-time buyers, small families, or investors.

The property briefly comprises a welcoming reception room to the front, providing a cosy yet spacious setting for relaxing or entertaining. To the rear, a bright and practical kitchen diner offers ample storage and worktop space, with room for a family dining table and direct access to the garden.

Upstairs, the property features two well-proportioned bedrooms and a modern family bathroom.

Externally, the home benefits from a driveway providing convenient off-road parking. To the rear, you'll find an easy-to-maintain garden — perfect for those seeking outdoor space without the upkeep, ideal for summer seating or a safe area for children and pets.



Ground Floor

Entrance Hall

Reception Room

Kitchen

First Floor

Bedroom One

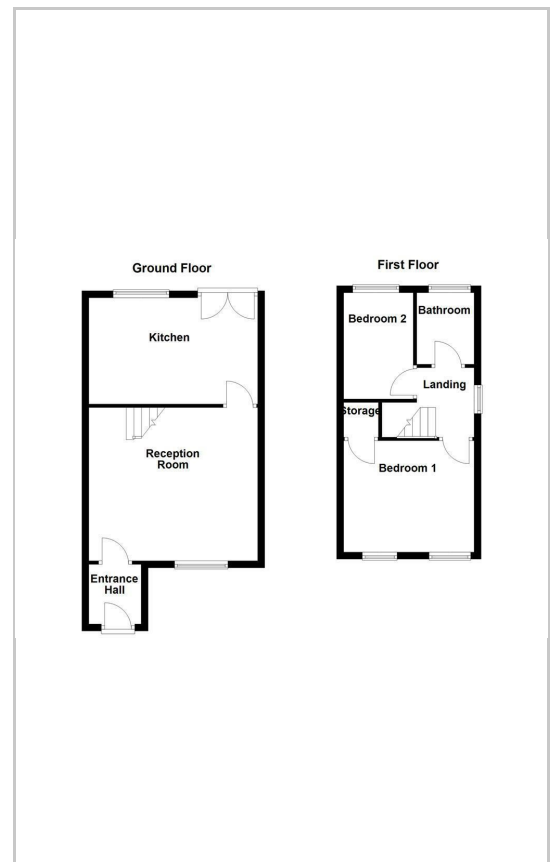
Bedroom Two

Bathroom

Area Map



Floor Plans



Energy Efficiency Graph

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

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