GUILDHALL
SALES & LETTINGS

46 Murdock Avenue

Ashton-On-Ribble, Preston, PR2 2BL

Offers Over £120,000

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Situated in the ever-popular area of Ashton-on-Ribble, this well-presented two-bedroom terraced home offers an excellent opportunity for first-time buyers, investors or those looking to downsize. Conveniently located for local amenities, reputable schools and excellent transport links into Preston city centre, the property combines practicality with comfort.

Internally, the accommodation briefly comprises a welcoming entrance leading into a bright and spacious reception room, ideal for relaxing or entertaining. To the rear, the fitted kitchen provides ample storage and workspace, with access out to the enclosed rear yard — perfect for low-maintenance outdoor seating or additional storage.

To the first floor, there are two well-proportioned bedrooms and a family bathroom suite.

Externally, the property benefits from an enclosed yard to the rear, offering a private outdoor space with minimal upkeep required.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

Ground Floor

Lounge 13'10" x 12'6" (4.23m x 3.83m)

Kitchen/Diner 17'7" x 13'10" (5.37m x 4.23m)

Utility Room

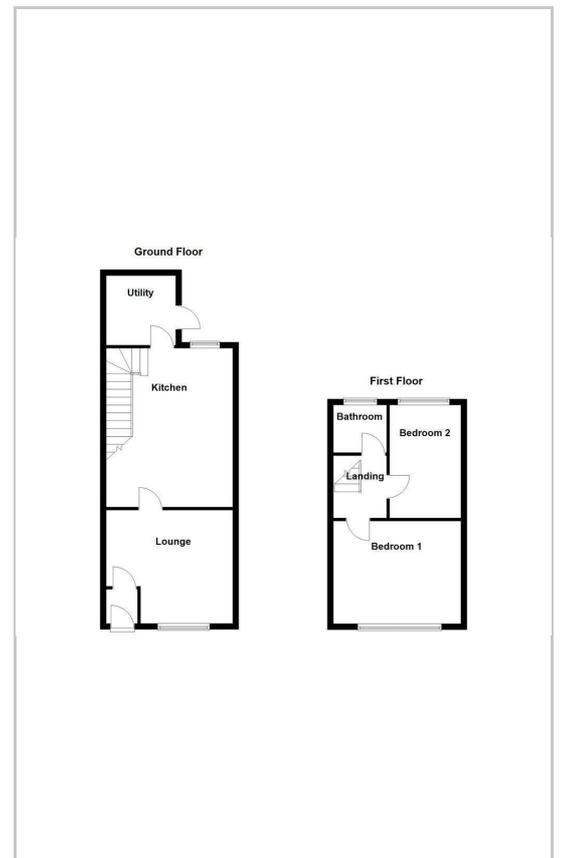## First Floor

Bedroom One 13'10" x 11'4" (4.23m x 3.47m)

Bedroom Two 12'6" x 8'7" (3.82m x 2.62m)
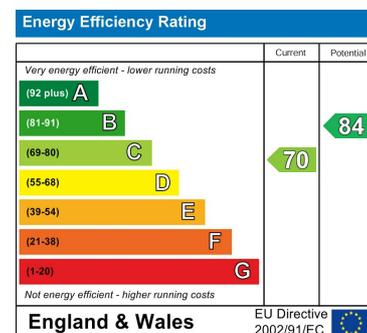
Bathroom 5'6" x 5'3" (1.7m x 1.61m)

Area Map

Floor Plans

Ground Floor

Utility

Kitchen

Lounge

First Floor

Bathroom

Bedroom 2

Landing

Bedroom 1

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current 70

England & Wales EU Directive 2002/91/EC

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