

# GUILDHALL

SALES & LETTINGS



## 6 Ashley Mews

Ashton-On-Ribble, Preston, PR2 2DR

Offers Over £120,000



**\*\*TWO BEDROOMED MID-TERRACED MEWS WITH NO CHAIN DELAY!\*\***

Guildhall Sales and Lettings are delighted to introduce this two bedroomed, mid-terraced mews property to the market with NO CHAIN DELAY! Situated within the popular area of Ashton On Ribble, within close proximity to local amenities, commuter routes and schools. Boasting deceptively spacious accommodation throughout, this property is well suited for first time buyers, investors or small families and internally comprises briefly:

Entrance through to the lounge housing the staircase to the first floor and access to fitted kitchen with a door to the ground floor WC and double rear entrance doors. To the first floor are two bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed laid to lawn garden and to the front is a driveway providing off road parking.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

Lounge 11'7" x 13'7" (3.54 x 4.15)

Kitchen 8'8" x 10'11" (2.65 x 3.33)

Ground Floor WC 4'11" x 3'3" (1.5 x 1)

First Floor

Bedroom One 11'8" x 11'8" (3.56 x 3.56)

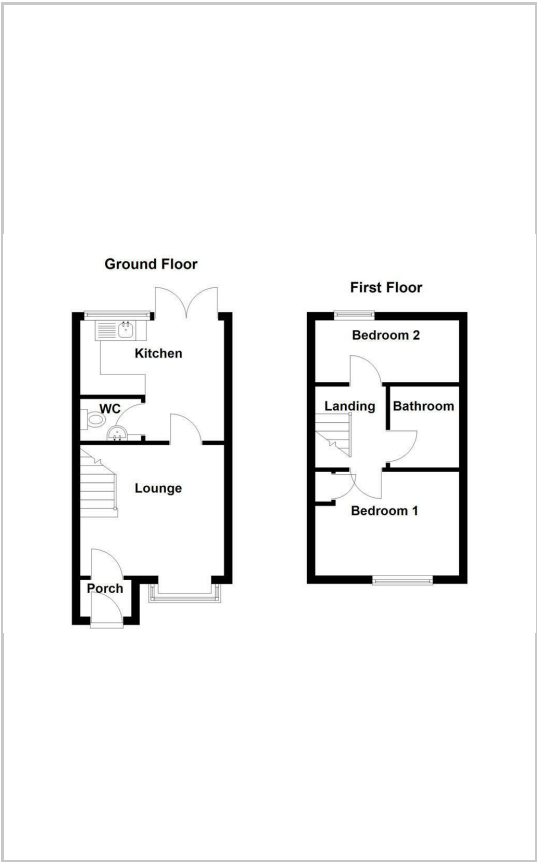
Bedroom Two 11'8" x 10'4" (3.56 x 3.16)

Bathroom 5'6" x 6'9" (1.7 x 2.08)

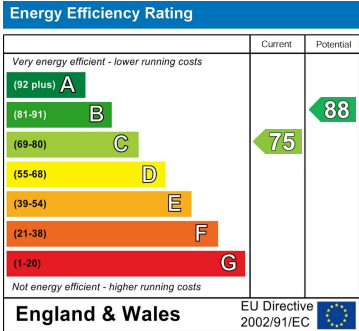
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.