GUILDHALL
SALES & LETTINGS



51 Wellington Road

Ashton-On-Ribble, Preston, PR2 1BU

Offers Over £110,000

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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.







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)

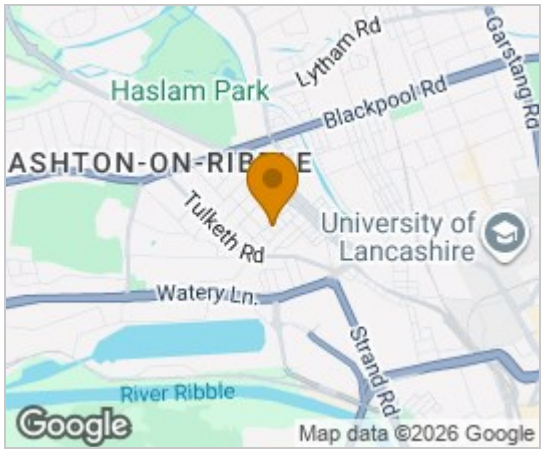
First Floor

Bedroom One 17'1 x 10'6 (5.21m x 3.20m)

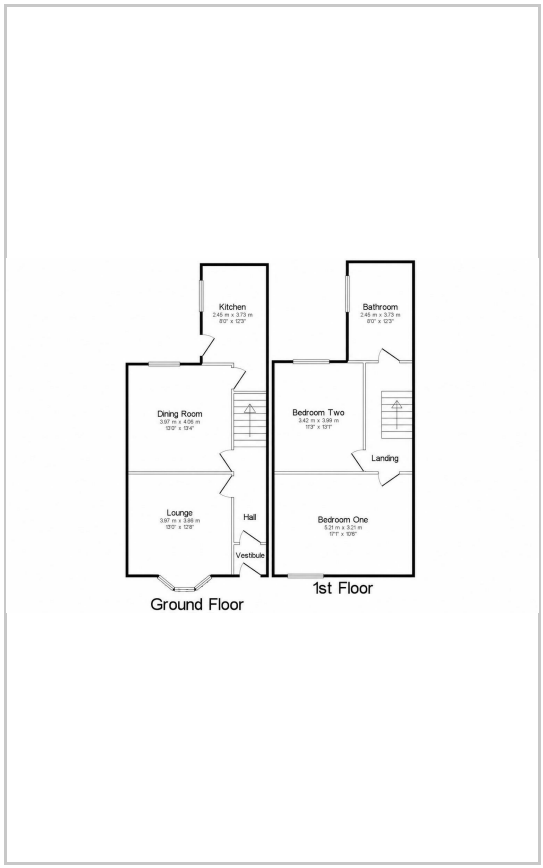
Bedroom Two 11'3 x 13'1 (3.43m x 3.99m)

Bathroom 8'0 x 12'3 (2.44m x 3.73m)

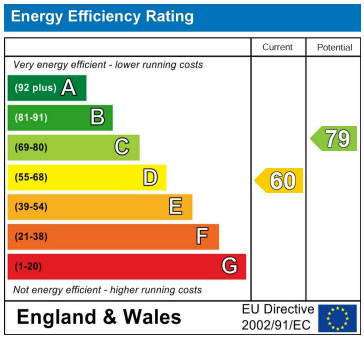
Area Map



Floor Plans



Energy Efficiency Graph



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.

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