

# GUILDHALL

SALES & LETTINGS



## 5 Westby Place

Ashton-On-Ribble, Preston, PR2 1NH

Offers Over £180,000



**\*\*WELL PRESENTED THREE BEDROOMED SEMI-DETACHED PROPERTY WITH A DRIVEWAY AND GARAGE\*\***

Situated in the highly desirable area of Ashton-on-Ribble, this modern and spacious three-bedroom semi-detached property has been finished to a contemporary standard throughout.

The ground floor offers a welcoming lounge along with a stylish, recently fitted kitchen diner, ideal for modern living and entertaining. Additional benefits include a separate utility room, a practical boot room, and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms and a recently installed three-piece family bathroom suite, finished to a high standard.

Externally, the property benefits from a driveway providing off-road parking and a garage, adding further convenience.

This is an ideal home for families seeking a move-in-ready property in a popular location, close to local amenities, schools, and transport links.

Early viewing is highly recommended to fully appreciate the space and quality on offer.



## Ground Floor

Ground Floor WC 2'5 x 4'87 (0.74m x 1.22m)

Lounge 12'11 x 12'6 (3.94m x 3.81m)

Kitchen Dining Room 13' x 20'11 (3.96m x 6.38m)

Utility Room 7'10" x 6'5" (2.41 x 1.96)

Boot Room 3'9 x 6'5 (1.14m x 1.96m)

## First Floor

Bedroom One 12'9 x 11'11 (3.89m x 3.63m)

Bedroom Two 9'11 x 12'7 (3.02m x 3.84m)

Bedroom Three 9'3" x 7'8" (2.84 x 2.36)

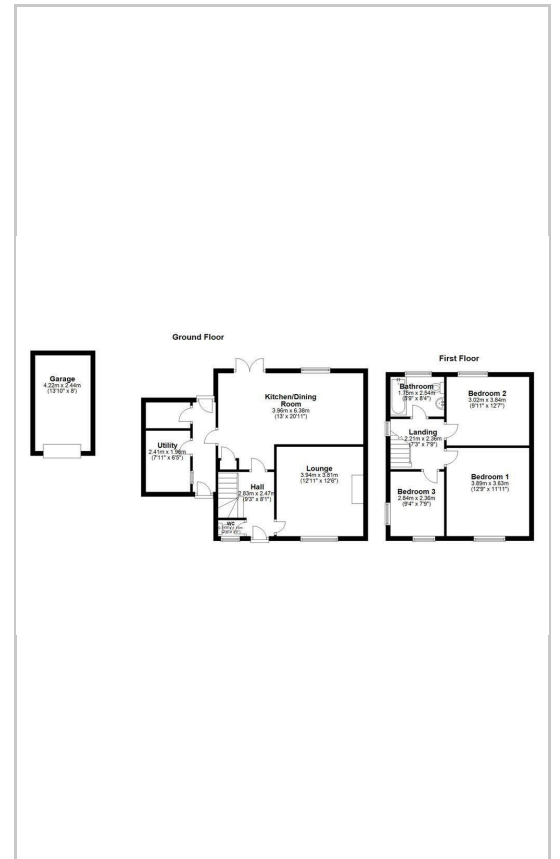
Bathroom 5'8" x 8'3" (1.75 x 2.54)

Garage 13'10" x 8'0" (4.22 x 2.44)

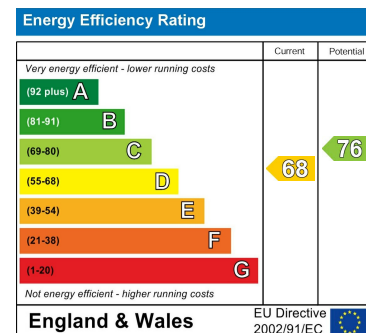
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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