

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.

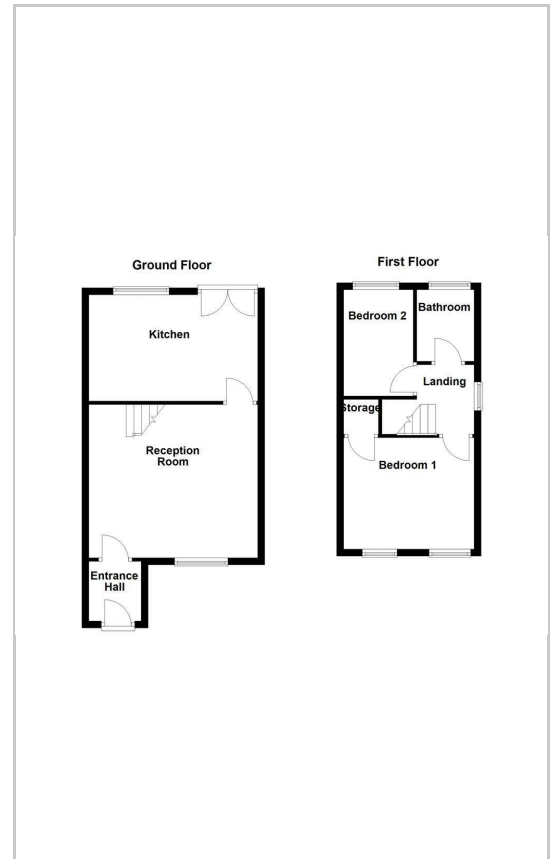


- Ground Floor
- Entrance Hall
- Reception Room
- Kitchen
- First Floor
- Bedroom One
- Bedroom Two
- Bathroom


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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