

# GUILDHALL

SALES & LETTINGS



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## 25 Colenso Road

Ashton-On-Ribble, Preston, PR2 2LL

Offers Over £120,000



This charming two-bedroom mid-terrace home offers spacious, well-arranged accommodation and is ideally positioned in the highly sought-after area of Ashton-on-Ribble. Located within easy reach of local shops, reputable schools, bus routes and Preston city centre, the property is perfectly suited to first-time buyers, downsizers or buy-to-let investors.

Upon entering the property, you are welcomed into a bright and comfortable living room, featuring a traditional layout that provides an inviting space to relax. An internal door leads through to a generously sized dining room, offering ample room for a family dining table or additional living space, making it ideal for everyday use or entertaining guests.

To the rear of the property is a well-proportioned kitchen, fitted with a range of units and work surfaces, along with space for appliances. Beyond the kitchen sits a valuable utility area, providing further storage and practicality as well as access to the rear yard.

The first floor hosts two good-sized bedrooms, each offering flexible space for bedroom furniture or potential office use. Completing the upstairs layout is a three-piece bathroom, accompanied by a convenient separate



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## Ground Floor

Lounge 15'5" x 7'4" (4.7m x 2.24m)

Kitchen 13'5" x 11'6" (4.1m x 3.52m)

Utility 8'3" x 3'6" (2.54m x 1.08m )

## First Floor

### Landing

Bedroom One 13'1" x 8'6" (4.0m x 2.6m)

Bedroom Two 10'2" x 10'1" (3.10m x 3.08m)

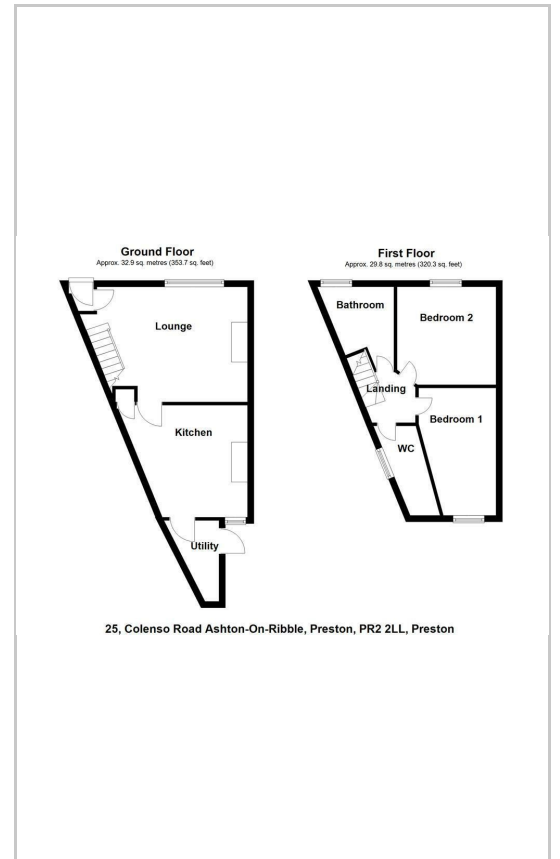
Bathroom 8'10" x 6'6" (2.7m x 2.0m)

WC 9'2" x 2'0" (2.81m x 0.63m )

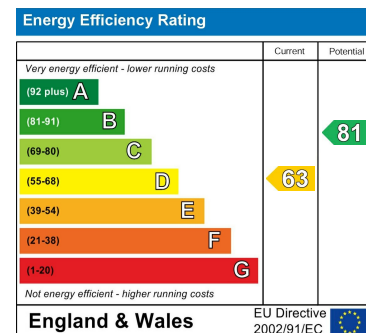
## Area Map



## Floor Plans



## Energy Efficiency Graph



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