

# GUILDHALL

SALES & LETTINGS



GUILDHALL  
SALES & LETTINGS

## 99 Waterloo Terrace

Ashton-On-Ribble, Preston, PR2 1DA

Offers Over £130,000



Nestled in the charming area of Waterloo Terrace in Ashton-On-Ribble, Preston, this delightful house offers a perfect blend of modern living and classic elegance. Boasting three bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

As you step inside, you will be greeted by lovely original features that add character and warmth to the home. These charming details create a welcoming atmosphere, making it a perfect sanctuary for relaxation and entertaining. The layout is thoughtfully designed, providing ample room for comfortable living.

The rear yard space is a wonderful addition, offering a private outdoor area where you can enjoy al fresco dining, gardening, or simply unwinding in the fresh air. This outdoor space is perfect for children to play or for hosting summer gatherings with friends and family.

Located in a vibrant community, this property is conveniently situated near local amenities, schools, and parks, making it an excellent choice for those who appreciate both tranquility and accessibility. With its appealing features and prime location, this house on Waterloo Terrace is a fantastic opportunity for anyone looking to make a new home in Preston. Don't miss the chance to view this charming property and envision



GUILDHALL  
SALES & LETTINGS

GUILDHALL  
SALES & LETTINGS

GUILDHALL  
SALES & LETTINGS

## Vestibule

UPVC double glazed leaded window, UPVC double glazed frosted door, coving, laminate floor, single glazed stained door to hall, original tiles under laminate.

## Hall

Single glazed stained wood window, central heating radiator, coving, dado rail, doors to reception rooms one and two, stairs to first floor.

## Reception Room 1

UPVC double glazed bay window, central heating radiator, electric fire, coving, laminate floor.

## Reception Room 2

Central heating radiator, laminate floor, open to kitchen, UPVC double glazed French doors leading to rear.

## Kitchen

UPVC double glazed window, central heating radiator, range of wall and base units, laminate units, tiled splash back, freestanding electric oven and hob, plumbing for washer, stainless steel sink, mixer tap, space for fridge freezer, understairs storage, tiled floor, UPVC double glazed frosted door to rear.

## Landing

Smoke alarm, loft access, doors to bedrooms 1,2,3 and bathroom, dado rail, stairs to ground floor.

## Bedroom 1

UPVC double glazed window, central heating radiator.

## Bedroom 2

UPVC double glazed window, central heating radiator.

## Bedroom 3

UPVC double glazed window, central heating radiator.

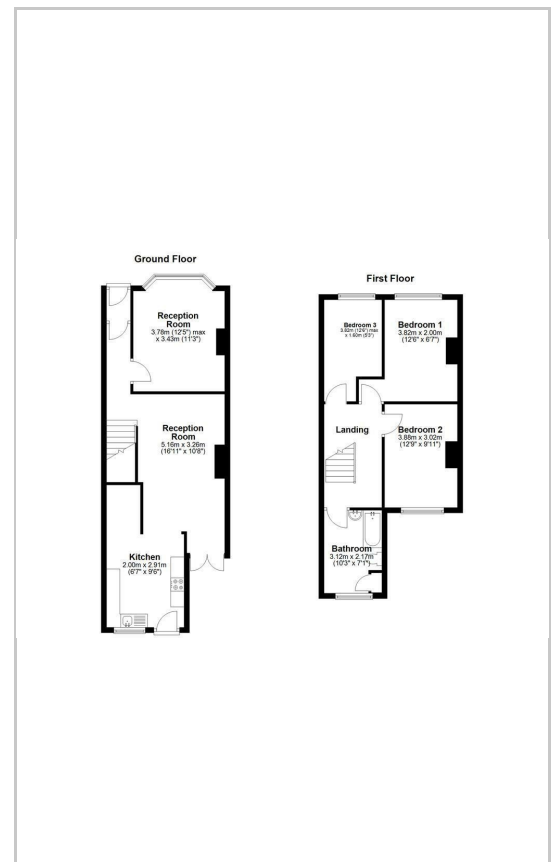
## Rear Yard

Gate to back alley.

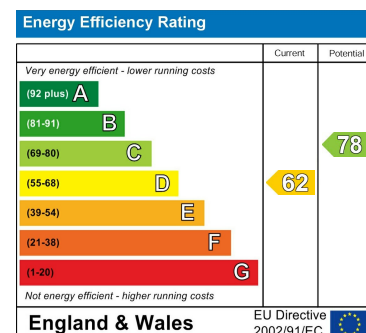
## Area Map



## 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.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>