



38 Cannon Hill, Ashton-on-ribble, Preston, PR2 2RR

£750 PCM

- Two spacious bedrooms
- Modern four-piece bathroom
- Located in Cannon Hill
- Good residential area
- Easy access to transport
- Nicely decorated interiors
- Contemporary kitchen design
- Terraced house style
- Close to local amenities
- Viewing recommended

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Located on Cannon Hill, Ashton-on-Ribble, Preston, this delightful two-bedroom terraced house offers a perfect blend of comfort and modern living. The property is tastefully decorated throughout, creating a warm and inviting atmosphere.

Upon entering, you are greeted by a well-proportioned reception room, ideal for relaxing or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The layout is both practical and stylish, ensuring that the space is utilised to its fullest potential.

The house boasts two comfortable bedrooms, providing ample space for a small family or professionals seeking a home office. The four-piece bathroom is another highlight, offering both functionality and a touch of luxury, perfect for unwinding after a long day.

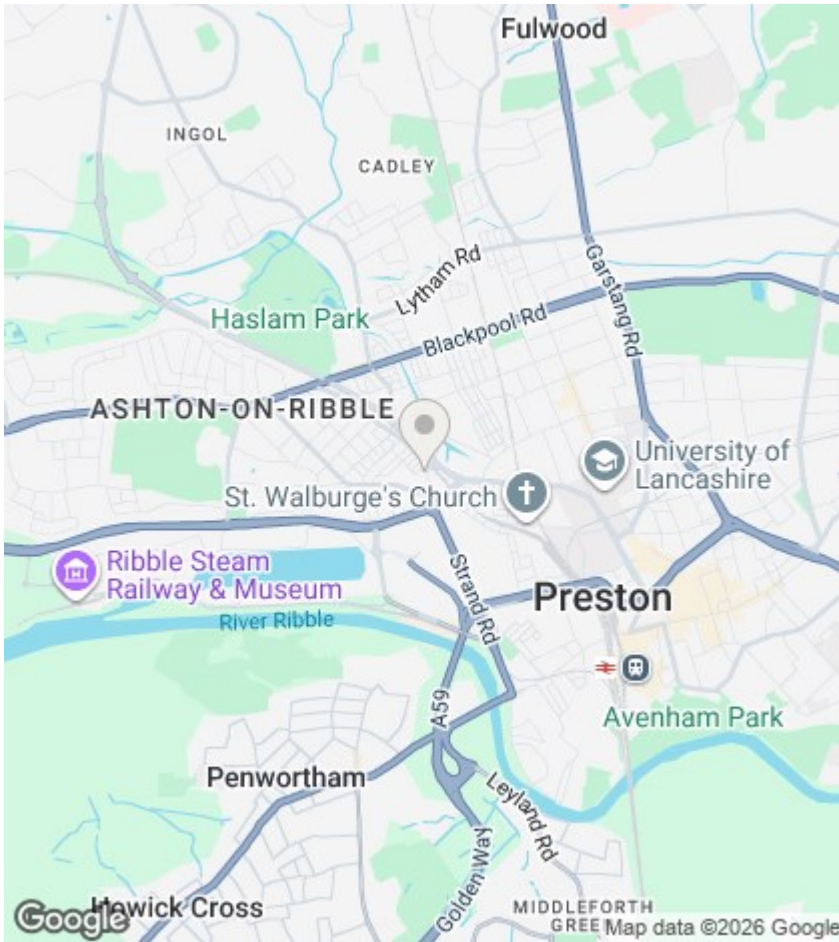
Situated in a good residential location, this property benefits from a sense of community while still being conveniently close to local amenities.



Council Tax Band: A







Directions

Viewings

Viewings by arrangement only. Call 01772 888 887 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	