



6 Ecroyd Road, Ashton-On-Ribble, Preston, PR2 2LA

Asking Price £140,000

- Spacious Three-Bedroom Mid-Terrace Home
- On-Street Parking
- Very Popular Area
- Generous Rear Kitchen-Diner
- Walking Distance To Local Shops And Transport Links
- No Chain!

6 Ecroyd Road, Preston PR2 2LA

6 Ecroyd Road, Ashton-on-Ribble, Preston, PR2 2LA is a well-proportioned freehold mid-terrace house offering generous living space across two floors. Located in an exceptionally popular residential pocket of Preston, this inviting property represents a fantastic investment opportunity or the perfect blank canvas for first-time buyers and families alike.

The ground floor introduces a spacious and welcoming home environment, anchored by a particularly large reception room designed to comfortably accommodate both living and dining configurations. Moving towards the rear of the property, you will find an expansive, large kitchen that offers an abundance of room for culinary preparation, storage, and casual dining setups, making it the true heart of the home. This level provides an excellent, fluid layout for day-to-day relaxation and effortless entertaining.

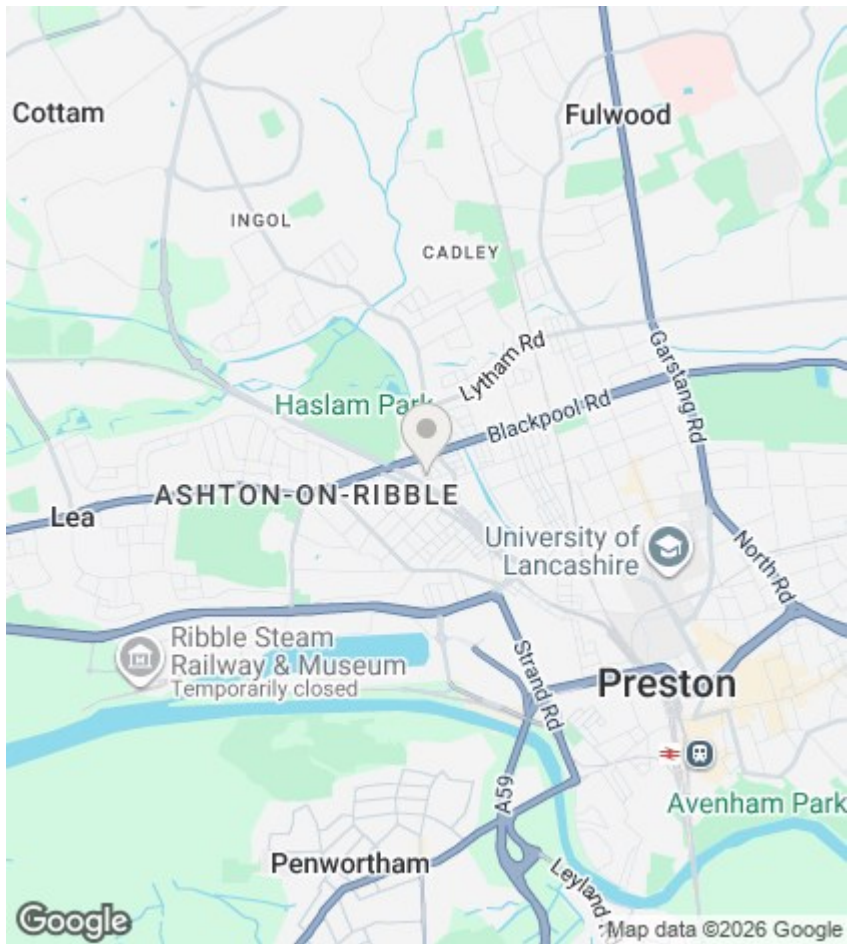
Ascending to the first floor, the accommodation comprises three well-proportioned bedrooms, providing comfortable and versatile spaces for family members, guests, or a dedicated home office. Serving these bedrooms is a principal bathroom suite, providing a practical layout for a busy household. Externally, the property benefits from an enclosed rear yard, offering a private outdoor area for seating and low-maintenance enjoyment.

Situated in the highly desirable neighborhood of Ashton-on-Ribble, the property enjoys direct convenience to vibrant local shops, cafes, highly regarded schools, and seamless transport links. Residents will love the



Council Tax Band: A





Directions

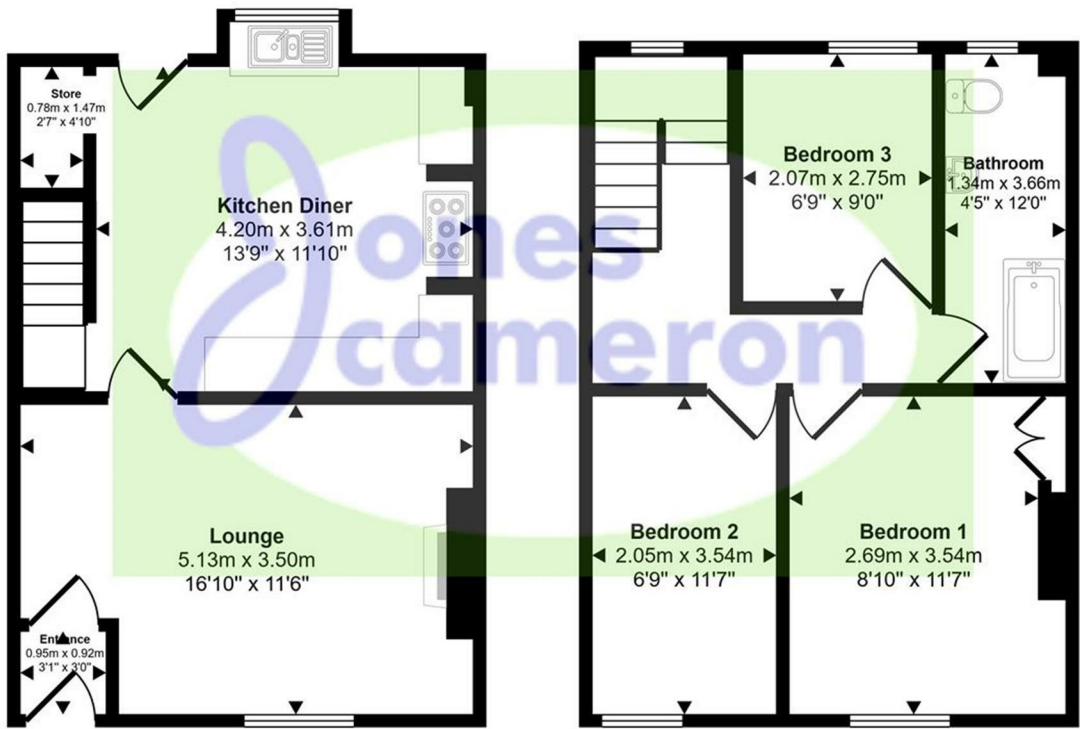
Viewings

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

EPC Rating:

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

10 sq m / 021 sq ft



Ground Floor
Approx 38 sq m / 406 sq ft

First Floor
Approx 39 sq m / 416 sq ft