



**142 Stocks Road, Ashton-On-Ribble, Preston, PR2 2JR**

**£170,000**

- Newly Renovated Throughout
- Two Reception Rooms
- Backs On to Lancaster Canal
- Gas Central Heating
- Newly Fitted Kitchen/Bathroom
- Three Well Proportioned Bedrooms
- On Street Parking

# 142 Stocks Road, Preston PR2 2JR

Located on Stocks Road in the highly popular area of Ashton-On-Ribble, Preston, this fully refurbished property offers a delightful blend of modern living and picturesque surroundings. Spanning an impressive 1,163 square feet.

The home boasts a new, modern fitted kitchen and bathroom that is sure to impress, along with a full new cosmetic finish throughout.

The property features two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The thoughtful refurbishment ensures that every corner of the home is both stylish and functional, making it an ideal choice for families or professionals seeking comfort and convenience.

One of the standout features of this residence is its serene location, as it backs onto the canal. This not only enhances the aesthetic appeal of the property but also offers opportunities for leisurely walks and enjoying the natural beauty of the area.

Additionally, on-street parking is available, providing ease and accessibility for residents and visitors alike. This property presents a wonderful opportunity to enjoy modern living in a peaceful setting, making it a



Council Tax Band: B



## Porch

3'4" x 3'4"

## Lounge

10'9" x 11'9"

## Dining Room

11'7" x 12'4"

## Kitchen

6'8" x 8'3"

## Bedroom 1

11'10" x 12'4"

## Bedroom 2

10'4" x 12'0"

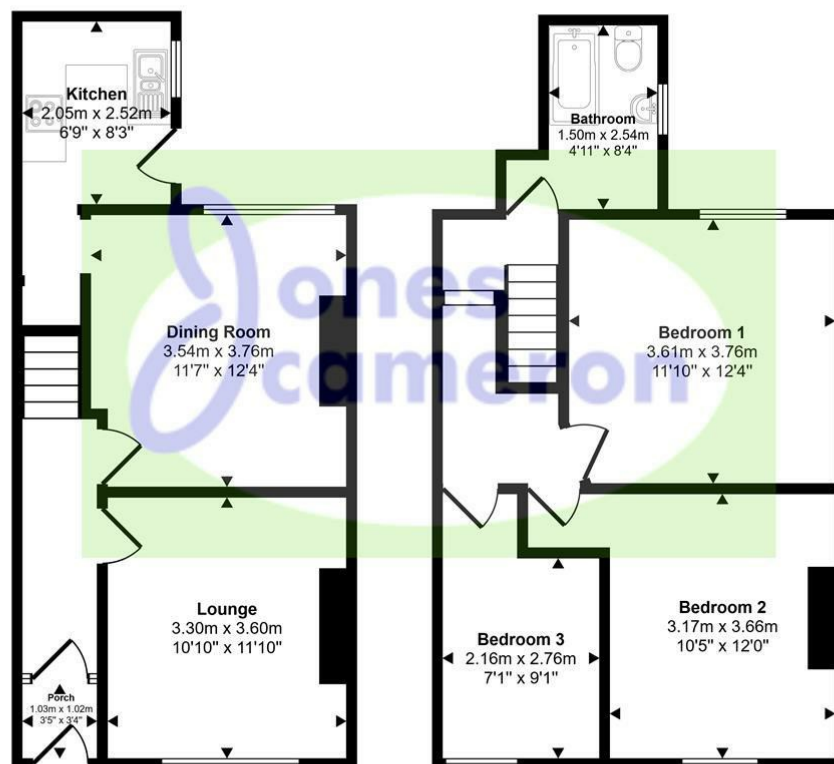
## Bedroom 3

7'1" x 9'0"

## Bathroom

4'11" x 8'3"

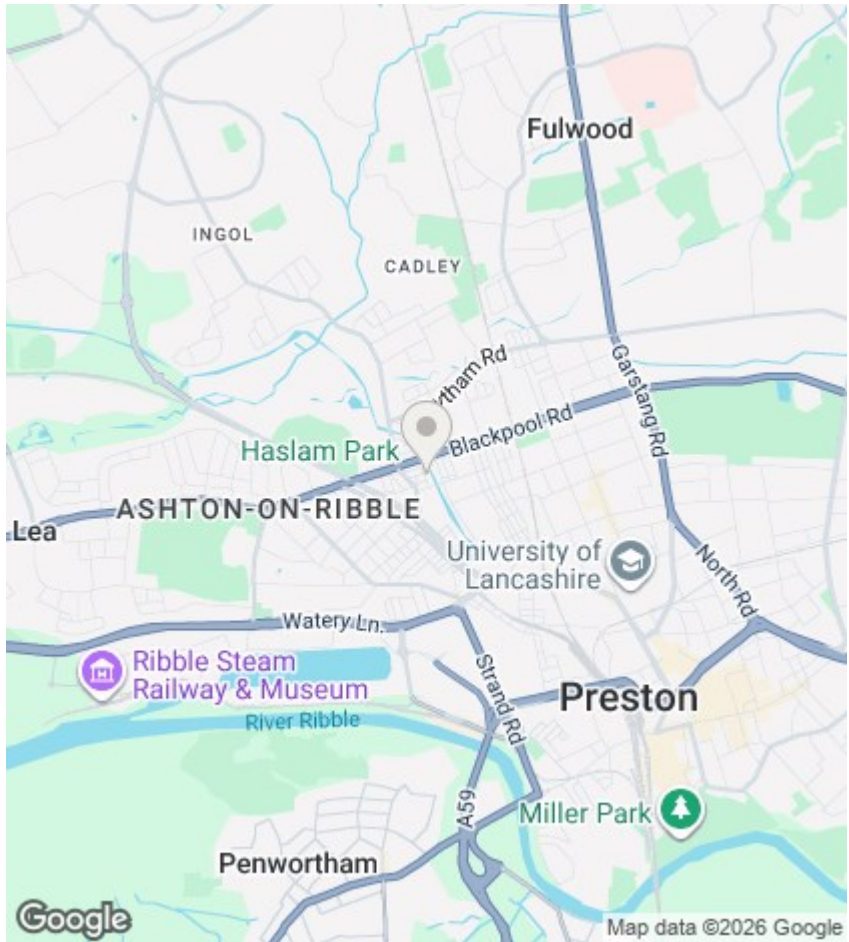
Approx Gross Internal Area  
85 sq m / 913 sq ft



Ground Floor  
Approx 39 sq m / 421 sq ft

First Floor  
Approx 46 sq m / 492 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Viewings:

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

Meet the agent:

Beth Nixon  
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Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>59</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |