



**Abbey Street**  
Ashton On Ribble

- Offered With No Onward Chain
- Excellent Investment or First Time Buy
- 2 Bedroom Mid Terrace
- 2 Reception Rooms

**For Sale Offers Over £100,000**  
EPC Rating 'D'





## Property Description

- \* 2 Bedroom Mid-Terrace Property
- \* Excellent Opportunity For First-Time Buyers or Investors
- \* Offered With No Chain

This well-maintained two-bedroom mid-terrace property offers generous, versatile living space and presents an excellent opportunity for both first-time buyers and buy-to-let investors. Blending practicality with comfort, the home is ideal for those seeking a conveniently located property with strong rental or resale potential.

On the ground floor, the property boasts two spacious reception rooms, providing flexible living and dining options or the ideal space for a home office, entertainment area or second lounge. To the rear, a fitted kitchen offers ample storage and worktop space, making it well-suited for both everyday living and hosting guests.

Upstairs, there are two well-proportioned bedrooms,



with the main bedroom benefiting from its own en suite facility. A contemporary three-piece family bathroom serves the rest of the home, finished in a clean and modern style.

Externally, the property enjoys an enclosed rear yard, offering a private, low-maintenance outdoor area - perfect for relaxing or entertaining. On-street parking is available to the front of the property for added convenience.

Offered to the market with no onward chain, this home provides a straightforward and stress-free purchase process.



Situated in a highly sought-after and convenient location, the property is within easy walking distance of Preston City Centre, the University of Central Lancashire, Preston Train Station and a wide range of local shops, amenities, cafes and transport links. This makes it an ideal choice for professionals, students, commuters and investors alike.

LOCAL INFORMATION ASHTON-ON-RIBBLE is a suburb of Preston, Lancashire. Just a short drive from Preston City Centre, excellent area for primary and secondary schools, shops, local amenities and The Riverside Docks. Fantastic travel links via the nearby train station and M6 motorway.

#### HALLWAY

LIVING ROOM 9' 10" x 12' (3m x 3.66m)

DINING ROOM 8' 9" x 10' 7" (2.67m x 3.23m)

KITCHEN 5' 4" x 7' 11" (1.63m x 2.41m)

#### FIRST FLOOR

BEDROOM ONE 7' 7" x 12' 1" (2.31m x 3.68m)

BEDROOM TWO 7' 11" x 12' 1" (2.41m x 3.68m)

ENSUITE 6' 7" x 2' 2" (2.01m x 0.66m)

BATHROOM 7' 11" x 5' 6" (2.41m x 1.68m)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday

to Friday and 9am-4pm Saturday.



Ground Floor

Approximate total area<sup>®</sup>  
57.5 m<sup>2</sup>  
619 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements