

GUILDHALL

SALES & LETTINGS



14 Kingsway

Ashton-On-Ribble, Preston, PR2 1SP

Charming Three Bedroom Semi-Detached Home in a Sought-After Residential Location

Nestled within a popular and well-established area of Ashton-on-Ribble, this delightful three-bedroom semi-detached property offers a wonderful opportunity for those seeking a comfortable and inviting family home.

The property welcomes you through a bright entrance hallway, leading into a spacious and tastefully presented reception room, perfect for relaxing or entertaining. The fitted kitchen provides practical workspace and enjoys views over, with access to, the rear garden, creating a pleasant hub for day-to-day living.

To the first floor, the home continues to impress with three well-proportioned bedrooms, all offering flexible accommodation, alongside a family bathroom.

£1,250 Per Month

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- Three-bedroom semi-detached property
- Private driveway providing off-road parking
- EPC Rating: E
- Spacious reception room
- Tenure: Freehold
- Popular residential location in Ashton-on-Ribble
- Council Tax Band: C

Ground Floor

Entrance Hallway

8'26 x 8'00 (2.44m x 2.44m)

Reception Room

18'5 x 10'81 (5.61m x 3.05m)

Kitchen

9'81 x 7'89 (2.74m x 2.13m)

First Floor

Bedroom One

11'13 x 9'18 (3.35m x 2.74m)

Bedroom Two

10'92 x 8'70 (3.05m x 2.44m)

Bedroom Three

7'99 x 6'94 (2.13m x 1.83m)

Bathroom

7'90 x 5'31 (2.13m x 1.52m)

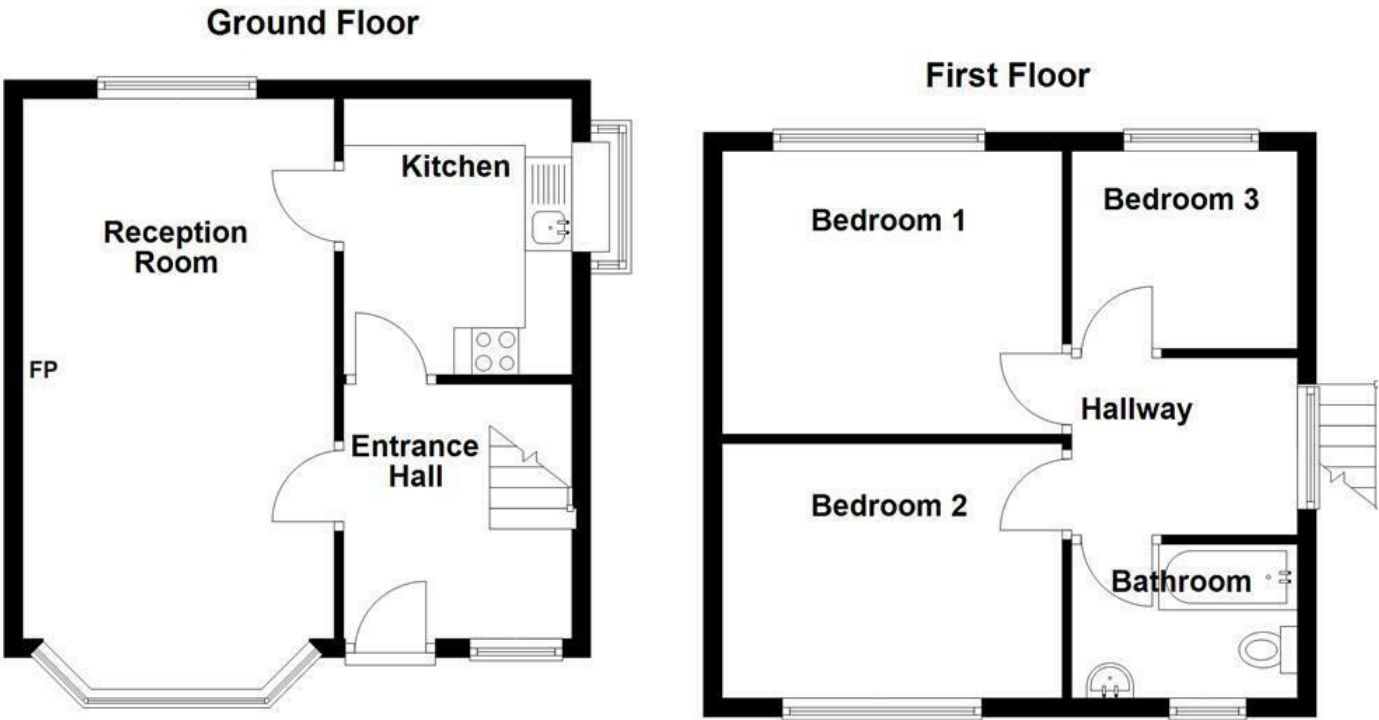


Directions





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC