

# GUILDHALL

SALES & LETTINGS



## 85 Roebuck Street

Ashton-on-ribble, Preston, PR2 2BQ

Offers Over £125,000

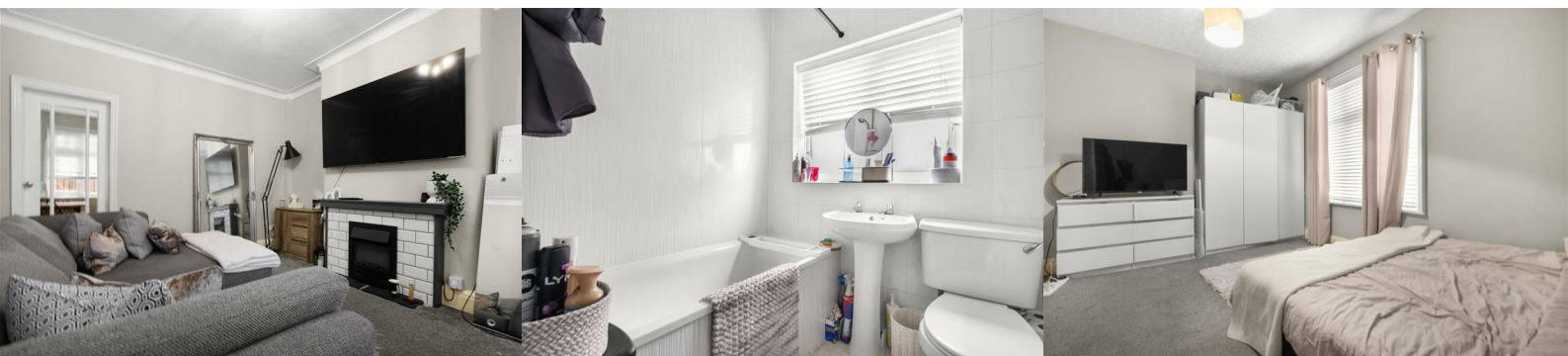


Guildhall Sales and Lettings are delighted to introduce this two bedroomed, mid - terraced property to the market. Situated within the popular area of Ashton on Ribble, within close proximity to local amenities, commuter routes and schools. Boasting deceptively spacious accommodation and neutral decor throughout, this property is well suited for first time buyers or investors and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and access to the lounge with a door leading to the contemporary fitted kitchen with access to the rear. To the first floor are two spacious bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed rear yard, to the front is on street parking.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

Reception Room 13'7" x 12'1" (4.16 x 3.7)

Kitchen Diner 14'9" x 18'10" (4.5 x 5.76)

First Floor

Bedroom One 13'7" x 12'1" (4.16 x 3.7)

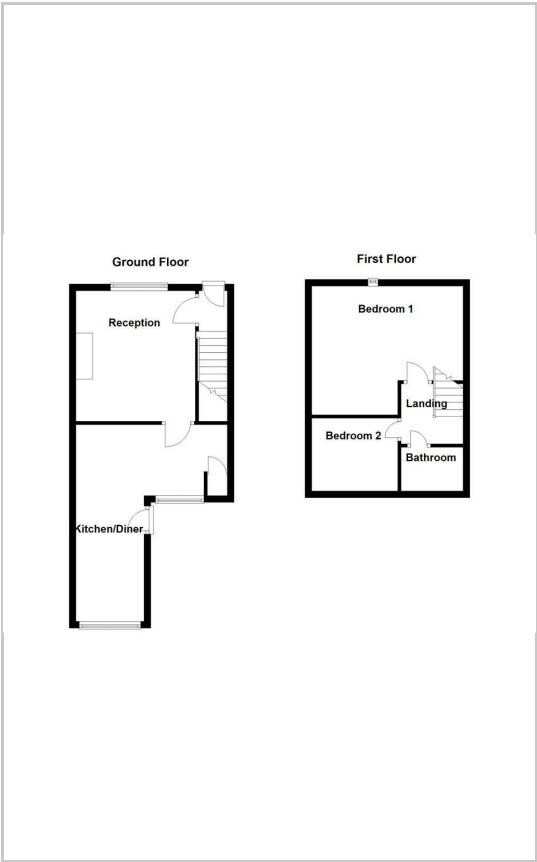
Bedroom Two 10'10" x 8'7" (3.31 x 2.62)

Bathroom 5'6" x 5'7" (1.69 x 1.72)

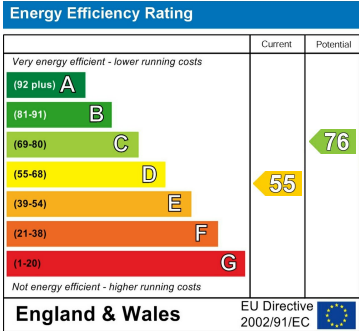
Area Map



Floor Plans



Energy Efficiency Graph



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