



17 Armstrong Street, Ashton-On-Ribble, PR2 2LB

£775 Per Month

- Two-bedroom mid-terraced property located in Ashton-on-Ribble
- Good-sized Kitchen
- Enclosed Yard to the Rear
- Spacious Living Room
- Three-piece bathroom suite
- On-street Parking

# 17 Armstrong Street, Ashton-On-Ribble PR2 2LB

Two Bedroom Terraced Property – Ashton-on-Ribble

A well-presented two-bedroom terraced property located in the popular area of Ashton-on-Ribble, offering convenient access to local amenities, transport links, and Preston city centre.

The accommodation briefly comprises a good-sized living room, providing a comfortable and versatile living space, and a spacious kitchen. To the first floor, there are two bedrooms and a three-piece bathroom suite.

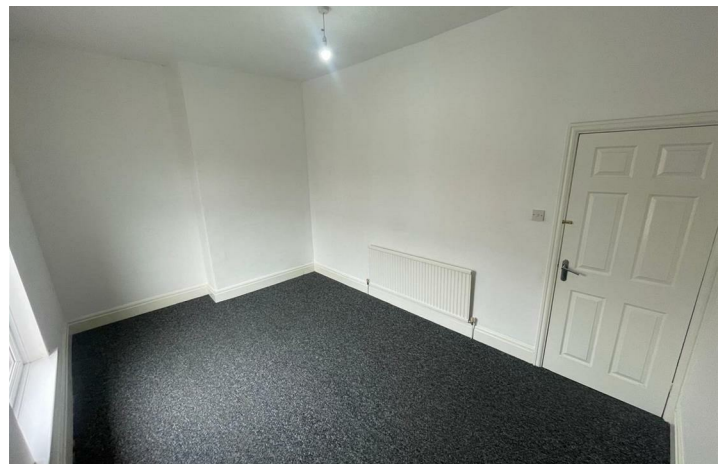
Externally, the property benefits from on-street parking to the front and an enclosed yard to the rear, ideal for low-maintenance outdoor space.

This property would be well suited to professionals, couples, or small families seeking a conveniently located home.

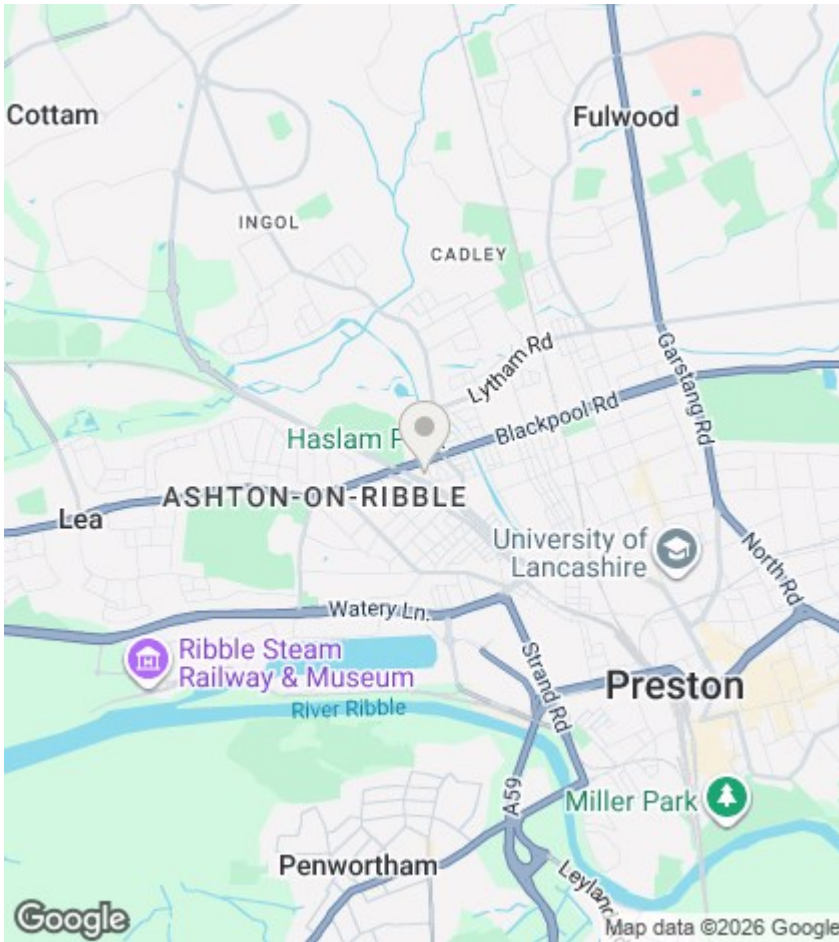
Early viewing is highly recommended.



Council Tax Band: A







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	