



15 Tulketh Crescent, Ashton-On-Ribble, Preston, PR2 2RH

Asking Price £140,000

- Ideal first time buy!
- Short distance to the town centre
- Convenient Parking
- New Modern Fitted Kitchen
- Decorated throughout
- Popular residential area

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This beautifully modernised terraced home at 15 Tulketh Crescent presents a fantastic opportunity for first-time buyers, downsizers, or investors looking for a truly move-in-ready property. The entire house has been freshly decorated throughout in a contemporary style, perfectly paired with brand-new carpets that bring a sense of warmth and comfort to the living spaces. At the heart of the home is a stunning, newly fitted kitchen, designed to blend functionality with style, complemented by high-quality new flooring underfoot.

Convenience is key with ample on-street parking right outside your front door. Situated in the popular area of Ashton-on-Ribble, the property benefits from an exceptional variety of local amenities just a short stroll away. You can enjoy an evening out or a quiet drink at the cosy local pub, The Wellington, or sit down for an authentic meal at the nearby Il Gusto d'Italia restaurant. For leisure and relaxation, the expansive greenery of Ashton Park is right in the neighborhood, while the bustling Preston Docklands and the historic Tulketh Mill area are both easily accessible. Excellent local transport links, including frequent bus routes and close proximity to the city centre, mean everything you need is well within reach, making this pristine property a perfect place to call home.

Early Viewing Recommended! Please call 01772 888887!

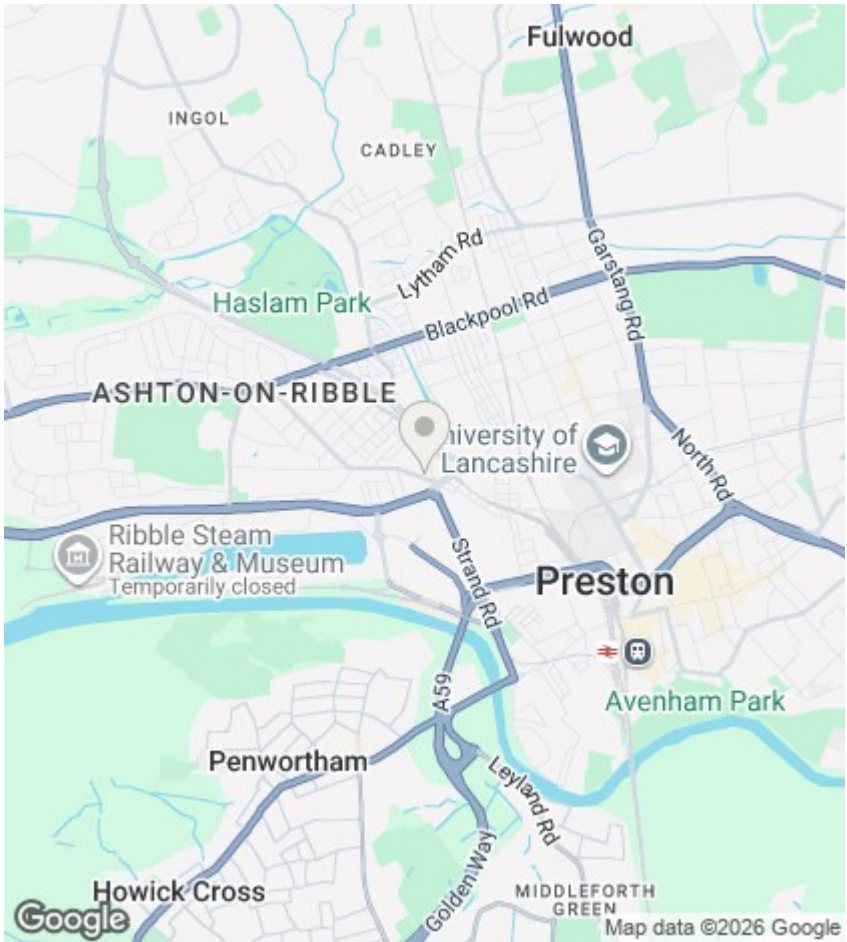
Please note that all named purchasers are subject to an AML check at a cost of £30 plus VAT per person



Council Tax Band: A







Directions

Viewings

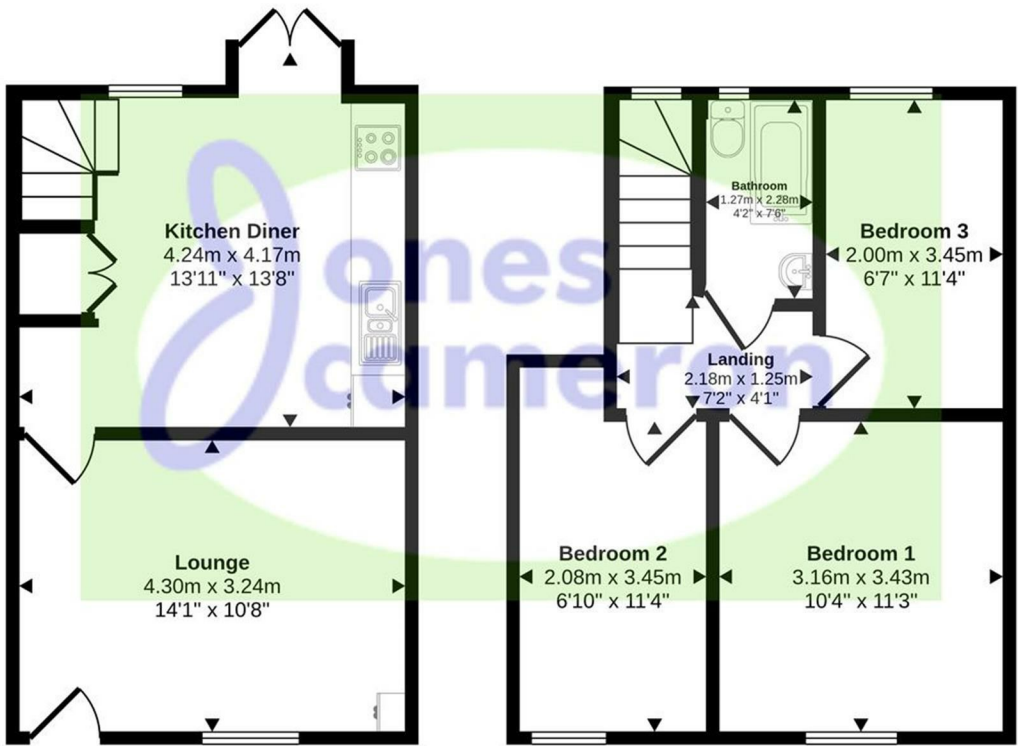
Viewings by arrangement only. Call 01772 888 887 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(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 

66 sq m / 708 sq ft



Ground Floor
Approx 31 sq m / 330 sq ft

First Floor
Approx 35 sq m / 378 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.