

# GUILDHALL

SALES & LETTINGS



## 11 Tinniswood

Ashton-On-Ribble, Preston, PR2 1EL

Offers Over £125,000



Guildhall are proud to present this delightful 3-bedroom townhouse which is a gem waiting to be discovered. The property boasts a lovely enclosed rear garden, perfect for enjoying those sunny British afternoons with a cup of tea in hand.

Situated in the popular area of Ashton-on-Ribble, this home offers easy access to local amenities, commuter links, and schools, making it an ideal location for families or first-time buyers looking for convenience and comfort.

Step inside, and you'll be greeted by a surprisingly spacious interior with neutral décor throughout, providing a blank canvas for you to add your personal touch. The layout of the property is thoughtfully designed, offering a cosy yet functional living space for you and your loved ones to enjoy.

Whether you're looking to settle down in a peaceful neighbourhood or seeking a place to call your own, this property ticks all the boxes. Don't miss out on the opportunity to make this house your home in the heart of Ashton-on-Ribble.



## Ground Floor

### Hallway

UPVC door with access to garage, UPVC door with access to ground floor WC

### Ground Floor WC 2'7" x 4'11" (0.8m x 1.5m)

Dual flush WC, wash basin with traditional taps, UPVC double glazed frosted window, wood effect flooring

## First Floor

### Hallway

UPVC door with access to Reception Room

### Reception Room 9'10" x 13'9" (3.0m x 4.2m)

UPVC double glazed window, UPVC door leading to the rear of the property, central heated radiator

## Second Floor

### Landing

### Kitchen 17'4" x 13'9" (5.3m x 4.2m)

L shaped, UPVC double glazed window, wall and base units, one and half bowl stainless steel sink with draining board and mixer tap, laminate worktops, tiled splash back, extractor fan, laminate flooring, integrated oven, window to reception room

## Third Floor

### Hallway

UPVC door with access to bedroom one

### Bedroom One 13'9" x 9'10" (4.2m x 3.0m)

Central heated radiator, UPVC double glazed window, fitted wardrobes

## Fourth Floor

### Hallway

UPVC doors with access to Bedroom Two, Bedroom Three and Bathroom

### Bedroom Two 7'2" x 8'10" (2.2m x 2.7m)

Central heated radiator, UPVC double glazed window, laminate wood effect flooring

### Bedroom Three 9'2" x 6'10" (2.8m x 2.1m)

Central heated radiator, UPVC double glazed window, laminate wood effect flooring

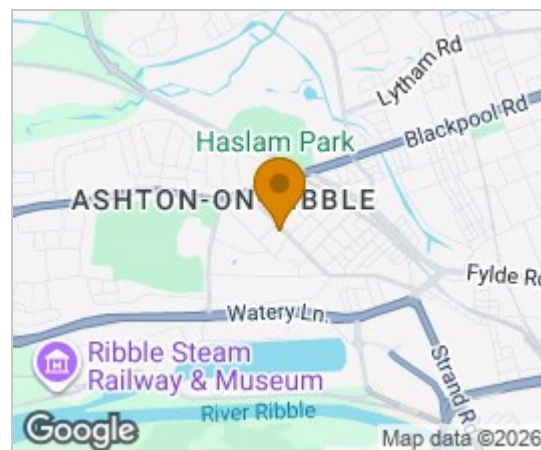
### Bathroom 6'6" x 6'6" (2.0m x 2.0m)

Three piece bathroom suite including dual flush WC, panelled bath, pedestal wash basin, tiled elevations and flooring.

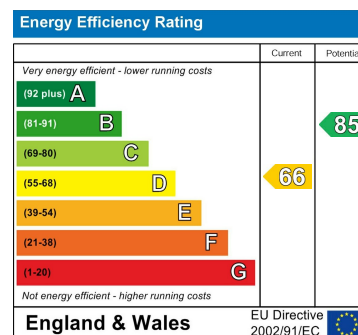
## External

Rear garden, single integrated garage

## Area Map



## Energy Efficiency Graph



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