

# GUILDHALL

SALES & LETTINGS



## 81 Inkerman Street

Ashton-On-Ribble, Preston, PR2 2AQ

Offers Over £105,000



FANTASTIC INVESTMENT PROPERTY SITUATED IN AN EXTREMELY CONVENIENT LOCATION.

Within 10 minutes of Preston City Centre, Motorway Links and Local Countryside, sits this two bedroom Mid Terrace property offered to the market with NO CHAIN DELAY! Internally the property comprises of; Lounge with Sliding Doors leading into a great sized Dining Kitchen. To the First Floor; Two generous sized bedrooms and a three piece bathroom suite. Externally benefitting from a fully enclosed rear yard.

Call the Sales Team to arrange your viewing.

\*\*When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before a memorandum of sale can be issued. \*\*



## Ground Floor

Hardwood front entrance door leading into Lounge.

### Lounge 13'5" x 12'5" (4.09m x 3.78m)

UPVC double glazed window, central heating radiator, stairs leading to First Floor Landing, coving to the ceiling, smoke alarm point, electric fireplace with stone surround, wooden effect laminate flooring and sliding doors into the Kitchen.

### Kitchen 16'0" x 11'8" (4.88m x 3.56m)

Range of wall and base units, laminate work surfaces and tiled splash backs, stainless steel sink, drainer and mixer tap, space for cooker and plumbing for washing machine, wooden effect laminate flooring, central heating radiator, inbuilt cupboards, hardwood single glazed window and a hardwood rear entrance door.

## First Floor

### Landing

Loft access and smoke alarm point.

### Bedroom One 12'4" x 10'2" (3.76m x 3.10m)

UPVC double glazed window and a central heating radiator.

### Bedroom Two 10'0" x 8'5" (3.05m x 2.57m)

UPVC double glazed window, central heating radiator and a wall mounted boiler.

### Bathroom

Three piece suite comprising of; panelled bath with electric shower over, wash hand basin and low suite WC, partially tiled elevations, central heating radiator, wooden effect laminate flooring and a frosted single glazed window.

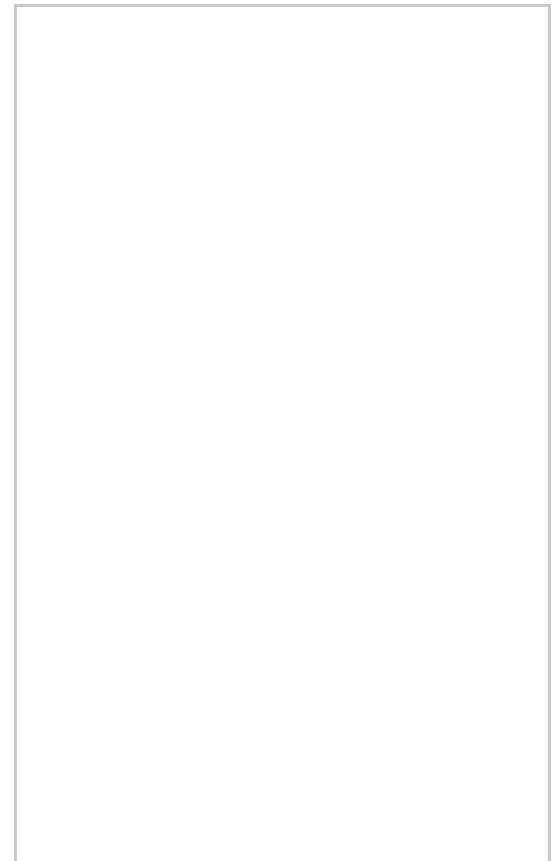
### External

Fully enclosed rear yard with outbuilding.

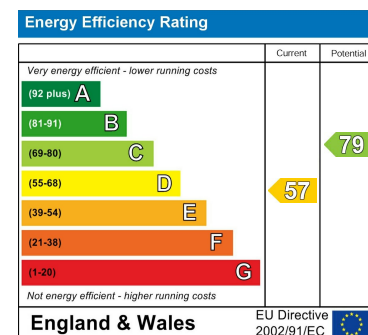
## Area Map



## Floor Plans



## Energy Efficiency Graph



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

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