

GUILDHALL

SALES & LETTINGS



132 Tulketh Road

Ashton-On-Ribble, Preston, PR2 1AR

Offers Over £195,000



****DECEPTIVELY SPACIOUS THREE BEDROOMED MID-TERRACED PROPERTY, MORE INTERNAL PHOTOGRAPHS TO FOLLOW!****

This well-presented three bedroom mid-terraced property in Ashton On Ribble offers spacious and versatile accommodation, ideal for families or first-time buyers. The ground floor features two generously sized reception rooms, providing ample space for both relaxing and entertaining.

To the lower ground level, a useful cellar offers additional storage potential. Upstairs, the property comprises of three well-proportioned bedrooms and a family bathroom. A boarded attic space further enhances the home, offering excellent storage or potential for future use (subject to necessary consents).

Externally, the property benefits from an enclosed rear yard, providing a private outdoor space with low maintenance requirements. Conveniently located close to local amenities, schools, and transport links, this home combines practicality with comfort in a popular residential area.



Ground Floor

Lounge 13'8" x 13'10" (4.19 x 4.22)

Reception Room Two 16'0" x 13'10" (4.9 x 4.22)

Kitchen 22'0" x 9'1" (6.71 x 2.77)

Basement

Cellar 19'3" x 18'4" (5.89 x 5.61)

First Floor

Bedroom One 12'4" x 18'9" (3.76 x 5.74)

Bedroom Two 13'5" x 10'11" (4.09 x 3.35)

Bedroom Three 10'11" x 9'1" (3.33 x 2.77)

Bathroom 6'9" x 5'10" (2.08 x 1.78)

Second Floor

Boarded Out Loft Space 25'9" x 18'9" (7.85 x 5.74)

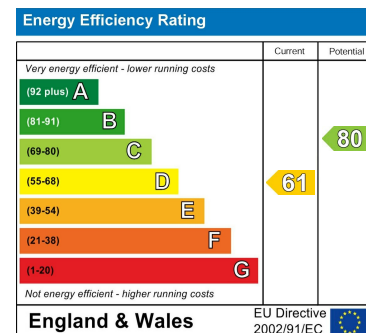
Area Map



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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