

GUILDHALL

SALES & LETTINGS



6 Mersey Street

Ashton-On-Ribble, Preston, PR2 1BB

£125,000



Guildhall Sales and Lettings are delighted to introduce this three bedroomed, mid terraced property to the market. Situated within the popular area of Ashton On Ribble, within close proximity to local amenities, commuter routes and schools. Boasting spacious accommodation throughout, this property is well suited for first time buyers or investors and internally comprises briefly:

Entrance through to the lounge providing access to the dining room housing the staircase to the first floor and access to the fitted kitchen with a door leading to the inner hall housing a rear entrance door and access to the ground floor WC. To the first floor are three spacious bedrooms and a three piece family bathroom suite.

Externally to the rear of the property is an enclosed rear yard and to the front is on street parking.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.

****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

Entrance Vestibule 3'10 x 3'10 (1.17m x 1.17m)

Lounge 15'7 x 13'4 (4.75m x 4.06m)

Dining Room 12'5 x 10'0 (3.78m x 3.05m)

Kitchen 6'4 x 9'9 (1.93m x 2.97m)

Inner Hall 6'1 x 3'9 (1.85m x 1.14m)

Utility / WC 6'1 x 4'2 (1.85m x 1.27m)

First Floor

Bedroom One 9'9 x 13'8 (2.97m x 4.17m)

Bedroom Two 9'9 x 9'11 (2.97m x 2.77m)

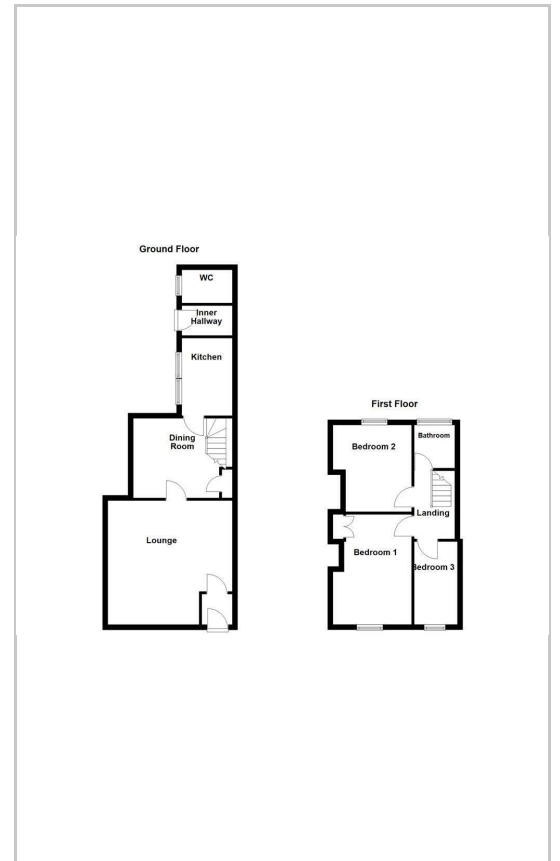
Bedroom Three 5'5 x 10'5 (1.65m x 3.18m)

Bathroom 5'5 x 5'1 (1.65m x 1.55m)


Area Map



Floor Plans



Energy Efficiency Graph

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

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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