

# GUILDHALL

SALES & LETTINGS



## 56 Garden Walk

Ashton-On-Ribble, Preston, PR2 1DQ

Offers Over £325,000



Situated in the highly sought-after area of Ashton-on-Ribble, Preston, this spacious three-bedroom semi-detached property offers an excellent opportunity for families or buyers seeking a home with both character and potential.

The accommodation comprises two generous double bedrooms and a well proportioned single bedroom, alongside a modernised family bathroom. To the ground floor are two substantial reception rooms, both recently redecorated, providing versatile living and entertaining space. A recently fitted kitchen offers a fresh, contemporary feel, while additional storage is available via a useful cellar.

Externally, the property truly stands out with its extensive rear garden, mainly laid to lawn, offering ideal space for outdoor living, family activities, or further landscaping potential. There is also access to the detached garage. To the front of the property is a driveway providing off road parking.

Having been updated with a new kitchen, new bathroom, and redecoration to key living areas, this property is well presented while still offering scope for further personalisation.

Early viewing is highly recommended to fully appreciate the space, location, and potential this property has to offer.



## Ground Floor

Reception Room One 11'8" x 13'6" (3.56 x 4.12)

Reception Room Two 11'9" x 13'6" (3.6 x 4.12)

Kitchen 7'3" x 17'0" (2.22 x 5.2)

## First Floor

Bedroom One 11'8" x 17'5" (3.56 x 5.32)

Bedroom Two 11'8" x 10'9" (3.56 x 3.30)

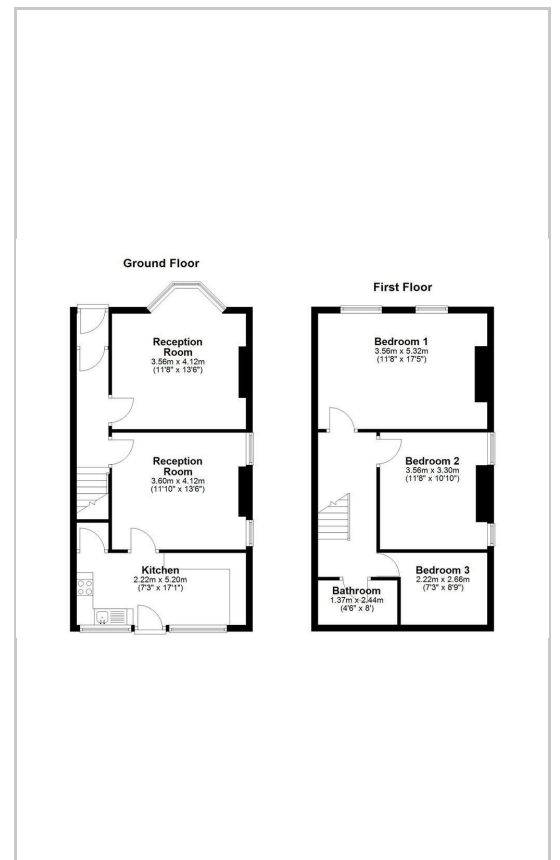
Bedroom Three 7'3" x 8'8" (2.22 x 2.66)

Bathroom 4'5" x 8'0" (1.37 x 2.44)

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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