

# GUILDHALL

SALES & LETTINGS



## 24 Larchwood

Ashton-On-Ribble, Preston, PR2 1NX

Asking Price £145,000



Situated in the popular residential area of Ashton-on-Ribble, this well-presented two-bedroom semi-detached home offers comfortable living space, off-road parking, and a low-maintenance rear garden — making it an ideal purchase for first-time buyers, small families, or investors.

The property briefly comprises a welcoming reception room to the front, providing a cosy yet spacious setting for relaxing or entertaining. To the rear, a bright and practical kitchen diner offers ample storage and worktop space, with room for a family dining table and direct access to the garden.

Upstairs, the property features two well-proportioned bedrooms and a modern family bathroom.

Externally, the home benefits from a driveway providing convenient off-road parking. To the rear, you'll find an easy-to-maintain garden — perfect for those seeking outdoor space without the upkeep, ideal for summer seating or a safe area for children and pets.



## Ground Floor

Entrance Hall

Reception Room

Kitchen

## First Floor

Bedroom One

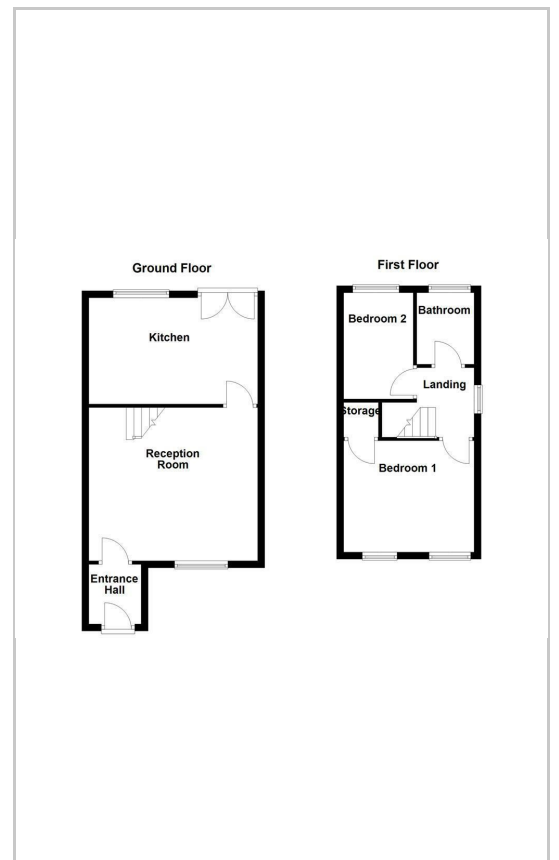
Bedroom Two

Bathroom

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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