GUILDHALL
SALES & LETTINGS




# 18 Ashford Road

## Ashton-On-Ribble, Preston, PR2 1UB

## Offers Over £170,000

3 1 1 C

Three Bedroom Mid-Terraced Property | Ashton-on-Ribble, Preston

Situated within the popular area of Ashton-on-Ribble, Preston, this well-presented three-bedroom mid-terraced property offers contemporary features throughout and spacious accommodation, making it an ideal home for a range of buyers.

To the ground floor, the property briefly comprises a modern fitted kitchen, separate utility room and a spacious lounge, providing practical and comfortable living accommodation.

To the first floor, there are three well-proportioned bedrooms, complemented by a modern three-piece shower room.

Externally, the rear garden features a paved patio seating area, ideal for outdoor dining and entertaining, alongside mature shrubs providing an attractive setting. To the front, there is a further paved area with







## Ground Floor

**Kitchen 19'10" x 10'6" (6.06 x 3.21)**

**Lounge 19'10" x 10'7" (6.06 x 3.25)**

**Utility Room 5'7" x 6'11" (1.71 x 2.13)**

## First Floor

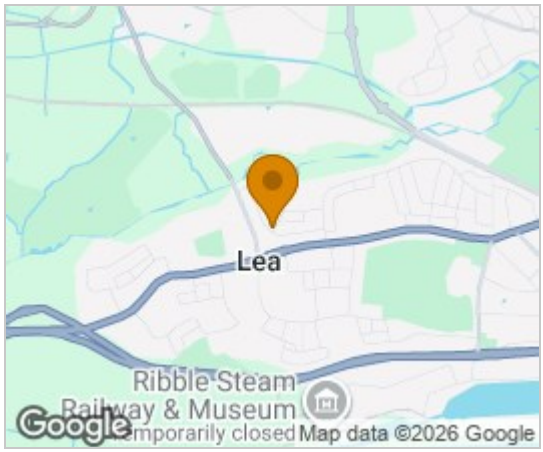
**Bedroom One 10'5" x 11'11" (3.18 x 3.65)**

**Bedroom Two 10'11" x 7'10" (3.34 x 2.39)**

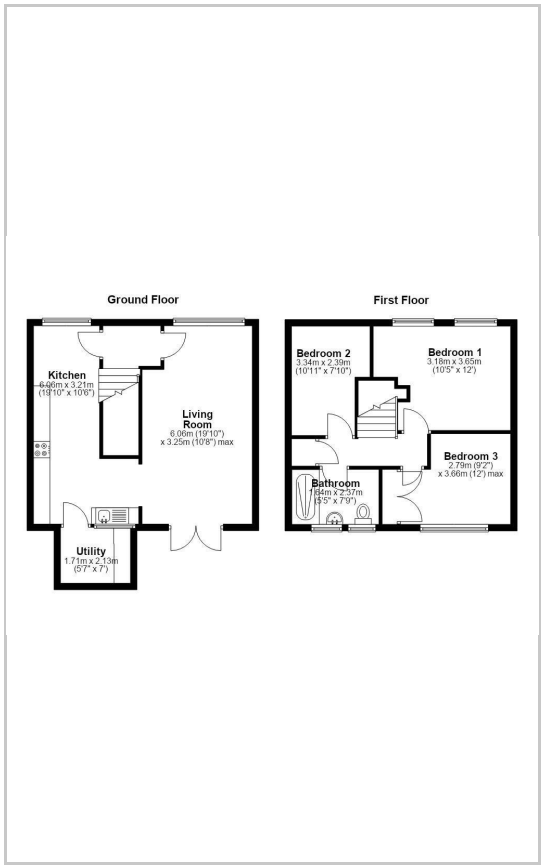
**Bedroom Three 9'1" x 12'0" (2.79 x 3.66)**

**Bathroom 5'4" x 7'9" (1.64 x 2.37)**

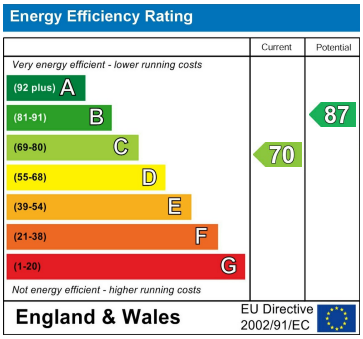
## Area Map




## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE
Tel: 01772769999 Email: https://guildhalllettings.co.uk/