

# GUILDHALL

SALES & LETTINGS



## 26 Hesketh Street

Ashton-On-Ribble, Preston, PR2 2RY

Offers Over £140,000



**\*\*TWO BEDROOMED MID-TERRACED PROPERTY WITH NO CHAIN DELAY\*\***

Situated in the ever-popular area of Ashton-On-Ribble, this beautifully presented two-bedroom terraced property blends period charm with modern comfort. Perfect for first-time buyers, young professionals, or investors, the home offers a spacious and versatile layout ideal for contemporary living.

Upon entering through the traditional vestibule, you're welcomed into a bright and inviting living room, which flows effortlessly into a separate dining area — a perfect space for entertaining or relaxing. To the rear, a single-storey kitchen extension provides a well-equipped and functional space, with direct access to a private rear yard, ideal for enjoying a morning coffee or evening breeze.

An open-plan staircase leads to the first floor, where you'll find a generously sized master bedroom filled with natural light, a second well-proportioned bedroom, and a modern family bathroom. The layout is practical yet stylish, offering both comfort and convenience throughout.



Ground Floor

Reception Room 12'1" x 12'1" (3.7m x 3.7m)

Dining Room 12'1" x 8'10" (3.7m x 2.7m)

Kitchen 11'1" x 5'10" (3.4m x 1.8m)

First Floor

Bedroom One 12'1" x 11'1" (3.7m x 3.4m)

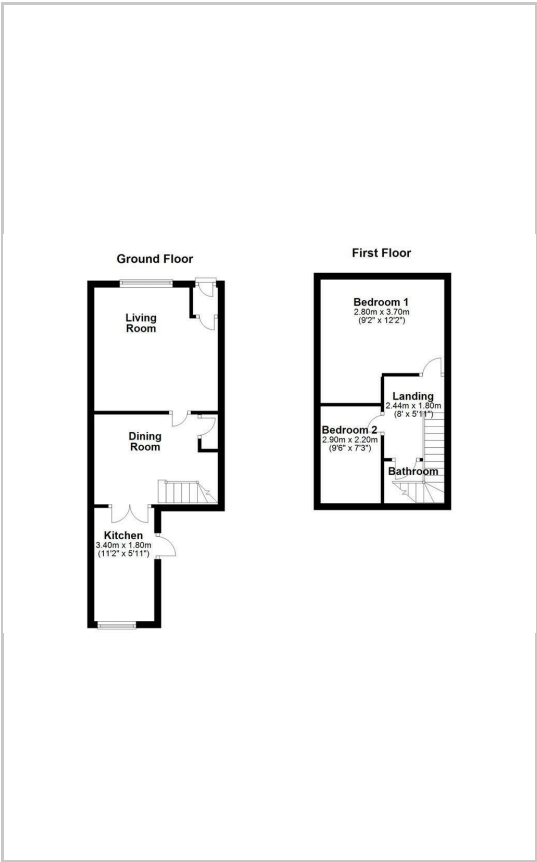
Bedroom Two 9'6" x 7'2" (2.9m x 2.2m)

Bathroom 7'6" x 5'10" (2.3m x 1.8m)

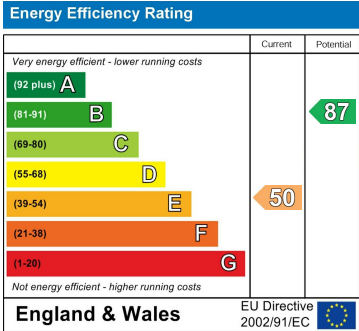
Area Map



Floor Plans



Energy Efficiency Graph



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