

# GUILDHALL

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## 14 Kingsway

Ashton-On-Ribble, Preston, PR2 1SP

Offers Over £190,000



Charming Three Bedroom Semi-Detached Home in a Sought-After Residential Location

Nestled within a popular and well-established area of Ashton-on-Ribble, this delightful three-bedroom semi-detached property offers a wonderful opportunity for those seeking a comfortable and inviting family home.

The property welcomes you through a bright entrance hallway, leading into a spacious and tastefully presented reception room, perfect for relaxing or entertaining. The fitted kitchen provides practical workspace and enjoys views over, with access to, the rear garden, creating a pleasant hub for day-to-day living.

To the first floor, the home continues to impress with three well-proportioned bedrooms, all offering flexible accommodation, alongside a family bathroom.

Externally, the property boasts a private driveway providing convenient off-road parking. To the rear, an enclosed garden offers a peaceful outdoor retreat — ideal for summer evenings, family gatherings, or simply



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## Ground Floor

Entrance Hallway 8'26 x 8'00 (2.44m x 2.44m)

Reception Room 18'5 x 10'81 (5.61m x 3.05m)

Kitchen 9'81 x 7'89 (2.74m x 2.13m)

## First Floor

Bedroom One 11'13 x 9'18 (3.35m x 2.74m)

Bedroom Two 10'92 x 8'70 (3.05m x 2.44m)

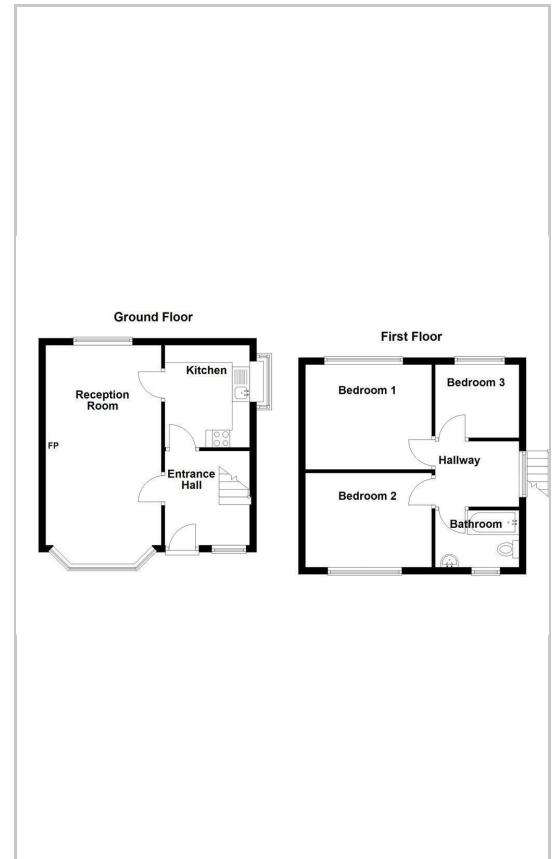
Bedroom Three 7'99 x 6'94 (2.13m x 1.83m)

Bathroom 7'90 x 5'31 (2.13m x 1.52m)

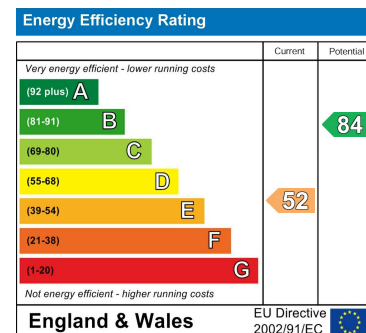
## Area Map



## Floor Plans



## Energy Efficiency Graph



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