

# GUILDHALL

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## 10 Fairfield Drive

Ashton-On-Ribble, Preston, PR2 1JJ

Offers Over £140,000



Nestled on the charming Fairfield Drive in Ashton-On-Ribble, Preston, this delightful two-bedroom house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a fantastic location, conveniently situated near local amenities, ensuring that shops, parks, and essential services are just a stone's throw away.

As you step inside, you will find a spacious lounge and well-designed kitchen and dining room that are perfect for entertaining guests or enjoying family meals. The space is bright and welcoming, making it an ideal setting for both casual gatherings and more formal occasions.

One of the standout features of this home is the suntrap rear garden, which offers a serene outdoor space to relax and unwind. Whether you wish to cultivate a garden, host summer barbecues, or simply enjoy a quiet moment in the sun, this garden provides a wonderful retreat.

This lovely two-bedroom home is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract those looking for a blend of comfort and convenience in the heart of Preston.



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## Ground Floor

Lounge 11'12 x 16'56 (3.35m x 4.88m)

Kitchen 16'14 x 10'21 (4.88m x 3.05m)

## First Floor

Bedroom One 12'21 x 16'66 (3.66m x 4.88m)

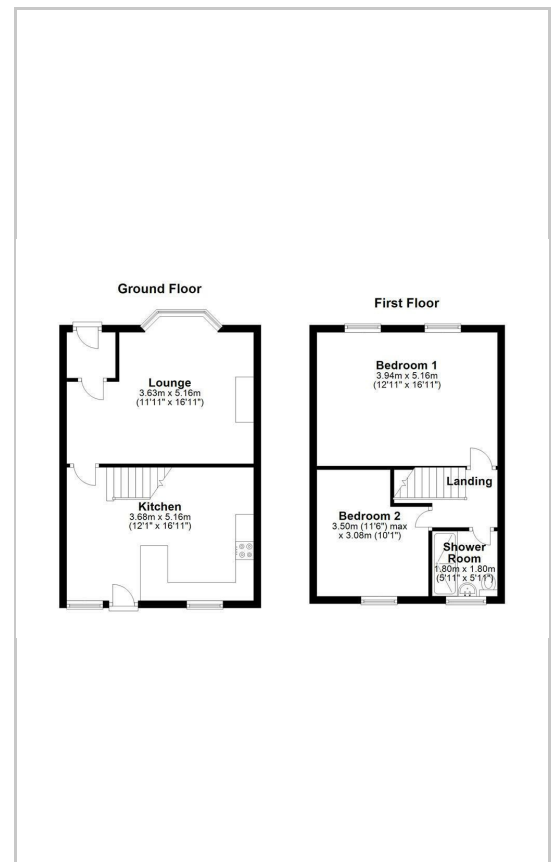
Bedroom Two 11'60 x 10'22 (3.35m x 3.05m)

Bathroom 5'88 x 5'83 (1.52m x 1.52m)


## 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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