

GUILDHALL

SALES & LETTINGS



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7 Brookhouse Street

Ashton-On-Ribble, Preston, PR2 2AN

Offers Over £130,000

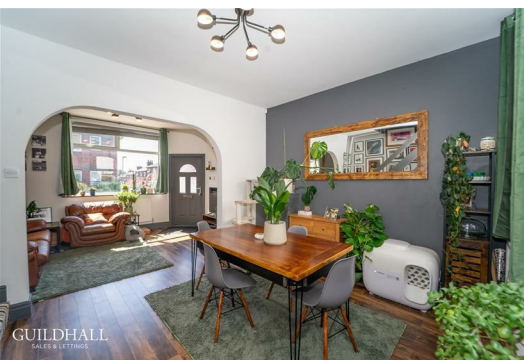


Nestled on Brookhouse Street in the charming area of Ashton-On-Ribble, Preston, this delightful house offers a perfect blend of comfort and practicality. As you step inside, you are welcomed by two spacious reception rooms that radiate warmth and light, creating an inviting atmosphere for both relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a pleasure, while the convenient downstairs utility and W/C add to the home's functionality.

The property boasts two bedrooms, providing ample space for rest and personalisation. The well-proportioned three-piece bathroom suite is designed for both comfort and convenience, ensuring that your daily routines are met with ease.

Outside, a quaint little yard to the side offers a charming outdoor space, perfect for enjoying a morning coffee or tending to a few plants. This home is not just a place to live; it is a sanctuary that invites you to create lasting memories. With its appealing features and prime location, this property is an excellent opportunity for those seeking a lovely home in a friendly community.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.



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Ground Floor

Reception Room One 10'1 x 14'4 (3.07m x 4.37m)

Reception Room Two 11'3 x 11'5 (3.43m x 3.48m)

Kitchen 10'9 x 7'8 (3.28m x 2.34m)

Utility / WC 2'2 x 7'7 (0.66m x 2.31m)

First Floor

Bedroom One 13'2 x 8'9 (4.01m x 2.67m)

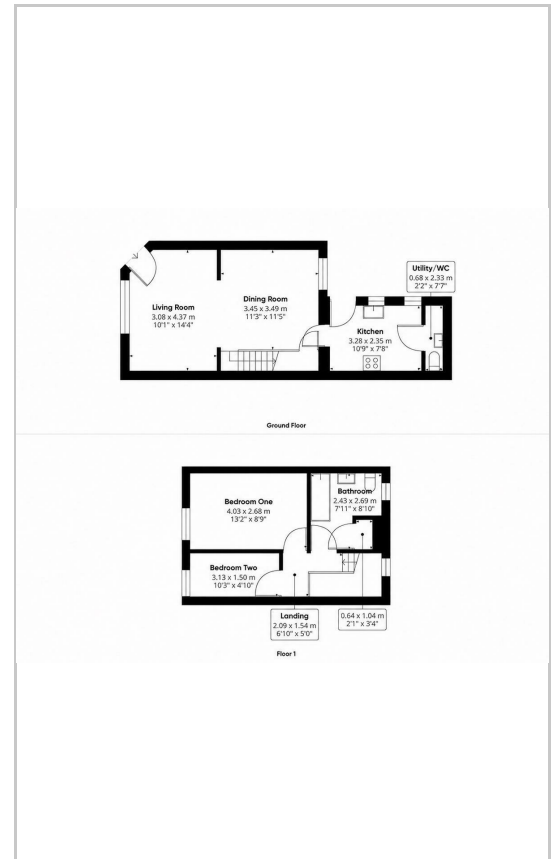
Bedroom Two 10'3 x 4'10 (3.12m x 1.47m)

Bathroom 7'11 x 8'10 (2.41m x 2.69m)

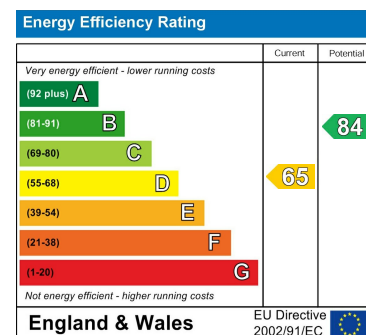
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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