

GUILDHALL

SALES & LETTINGS



10 Ladysmith Road

Ashton-On-Ribble, Preston, PR2 2JP

Asking Price £140,000



A well-presented two-bedroom mid-terraced property situated in the popular residential area of Ashton-on-Ribble, Preston. This attractive home offers spacious and versatile accommodation, featuring two generous reception rooms ideal for both relaxing and entertaining.

The property benefits from a fitted kitchen with ample storage, while upstairs comprises two well-proportioned bedrooms and a family bathroom. To the rear, there is a spacious enclosed yard, providing a private outdoor space perfect for leisure or low-maintenance gardening.

Further advantages include on-street parking and a convenient location close to local amenities, schools, and transport links, making this an ideal purchase for first-time buyers, small families, or investors alike.

For further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

Reception Room One 11'7" x 11'7" (3.54 x 3.54)

Reception Room Two 12'2".x 12'5" (3.72.x 3.79)

Kitchen 6'6" x 6'9" (2 x 2.08)

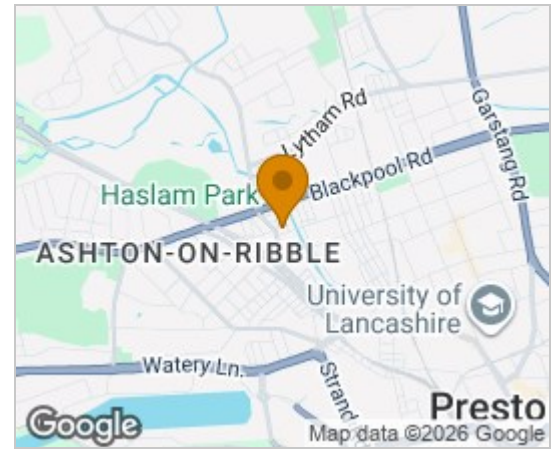
First Floor

Bedroom One 11'2" x 15'7" (3.42 x 4.75)

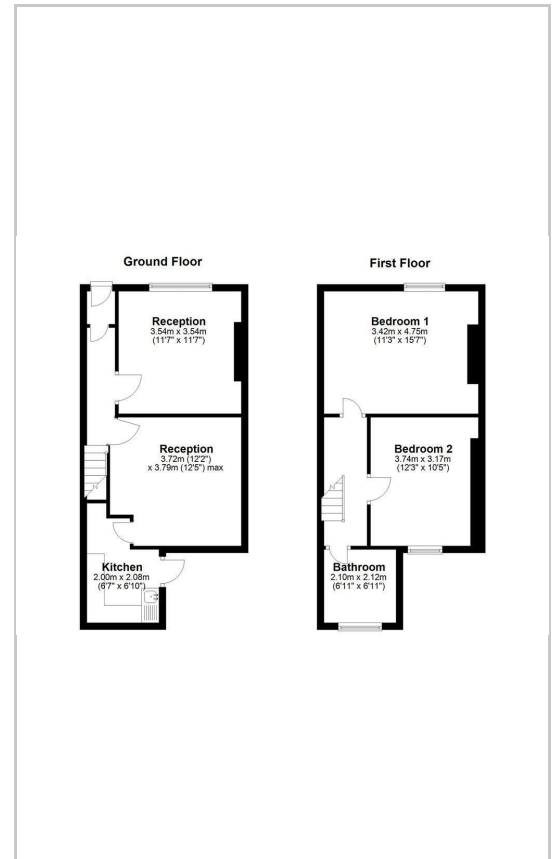
Bedroom Two 12'3" x 10'4" (3.74 x 3.17)

Bathroom 6'10" x 6'11" (2.10 x 2.12)


Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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