

GUILDHALL

SALES & LETTINGS



95 Ashton Bank Way

Larches, Lea, PR2 1BZ

Offers In Excess Of £140,000



****WELL PRESENTED TERRACED PROPERTY WITH NO CHAIN DELAY!!****

Situated in the popular residential area of Ashton, this well-presented terraced property offers spacious accommodation across two floors, along with the added benefit of a driveway and garage.

The ground floor features a generous living room, fitted kitchen and convenient WC, while the first floor provides two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off road parking and an enclosed patio seating area to the rear.

Ideally positioned for local amenities, schools and transport links, the property is also well placed for access into Preston city centre and surrounding areas.



Ground Floor

Kitchen 9'8" x 6'5" (2.95 x 1.98)

Ground Floor WC

Lounge 15'7" x 14'4" (4.76 x 4.37)

First Floor

Bedroom One 8'2" x 14'4" (2.5 x 4.37)

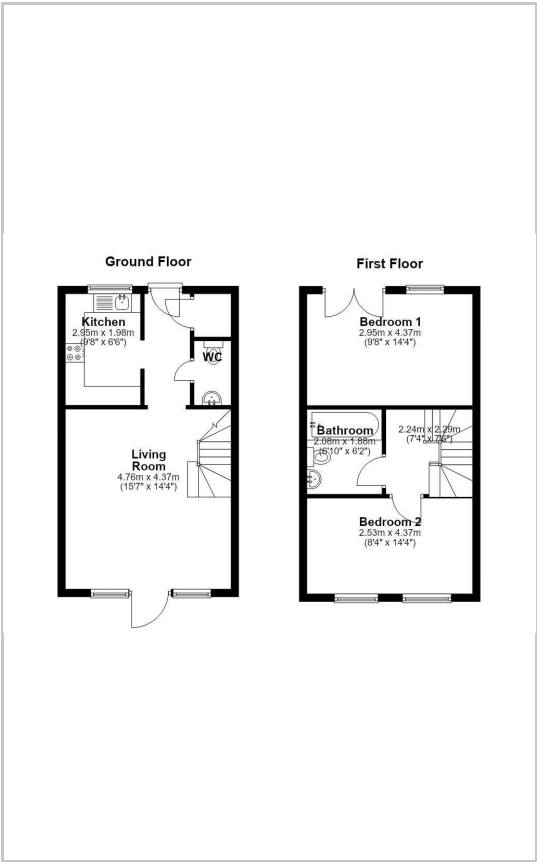
Bedroom Two 8'3" x 14'4" (2.53 x 4.37)

Bathroom 6'9" x 6'2" (2.06 x 1.88)

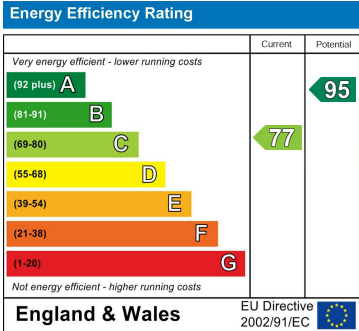
Area Map



Floor Plans



Energy Efficiency Graph



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