

GUILDHALL

SALES & LETTINGS



5 Westby Place

Ashton-On-Ribble, Preston, PR2 1NH

Offers Over £200,000



****WELL PRESENTED THREE BEDROOMED SEMI-DETACHED PROPERTY WITH A DRIVEWAY AND GARAGE****

Situated in the highly desirable area of Ashton-on-Ribble, this modern and spacious three-bedroom semi-detached property has been finished to a contemporary standard throughout.

The ground floor offers a welcoming lounge along with a stylish, recently fitted kitchen diner, ideal for modern living and entertaining. Additional benefits include a separate utility room, a practical boot room, and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms and a recently installed three-piece family bathroom suite, finished to a high standard.

Externally, the property benefits from a double driveway providing off-road parking and a garage, adding further convenience.

This is an ideal home for families seeking a move-in-ready property in a popular location, close to local amenities, schools, and transport links.

Early viewing is highly recommended to fully appreciate the space and quality on offer.



Ground Floor

- Ground Floor WC 2'5 x 4'87 (0.74m x 1.22m)
- Lounge 12'11 x 12'6 (3.94m x 3.81m)
- Kitchen Dining Room 13' x 20'11 (3.96m x 6.38m)
- Utility Room 7'10" x 6'5" (2.41 x 1.96)
- Boot Room 3'9 x 6'5 (1.14m x 1.96m)

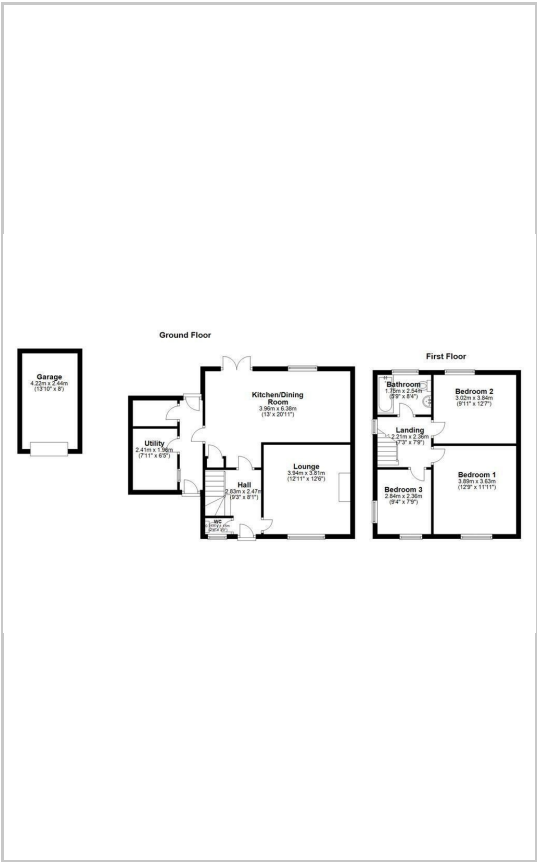
First Floor

- Bedroom One 12'9 x 11'11 (3.89m x 3.63m)
- Bedroom Two 9'11 x 12'7 (3.02m x 3.84m)
- Bedroom Three 9'3" x 7'8" (2.84 x 2.36)
- Bathroom 5'8" x 8'3" (1.75 x 2.54)
- Garage 13'10" x 8'0" (4.22 x 2.44)

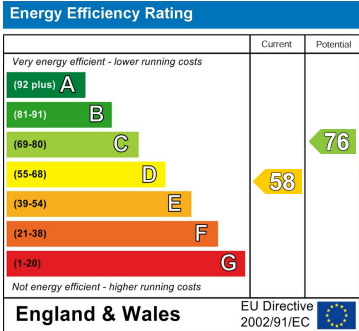
Area Map



Floor Plans



Energy Efficiency Graph



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