

GUILDHALL

SALES & LETTINGS



GUILDHALL
SALES & LETTINGS

102 Stocks Road

Ashton-On-Ribble, Preston, PR2 2SY

£135,000



Charming 2-Bedroom Mid-Terrace with Driveway & Canal Views – Ashton-on-Ribble

Situated in the ever-popular area of Ashton-on-Ribble, this well-presented two double bedroom mid-terraced home offers comfortable living space, a private driveway, and delightful views over the nearby Lancaster Canal.

The property welcomes you with a bright and spacious lounge featuring patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living — perfect for relaxing or entertaining.

The kitchen provides a practical and functional space with ample storage and worktop areas, ideal for everyday cooking.



GUILDHALL
SALES & LETTINGS

GUILDHALL
SALES & LETTINGS

GUILDHALL
SALES & LETTINGS

Porch

UPVC double glazed front entrance door leading into Porch.

Entrance

Door leading into Hallway.

Kitchen 14'11" x 6'11" (4.57 x 2.13)

Range of wall and base units, laminate work surfaces and tiled splash back, stainless steel sink, drainer and mixer tap, gas hob, electric oven and grill with extractor above, plumbing for washing machine, space for fridge freezer, vinyl flooring and a UPVC double glazed window to the front.

Lounge 13'3" x 11'10" (4.06 x 3.61)

Real flame living gas fire with marble back and hearth with wooden mantle, central heating radiator, wooden effect laminate flooring and a UPVC double glazed sliding doors leading into Garden.

Stairs and Landing

Loft access, doors leading to Bedrooms and Bathroom.

Bedroom One 13'10" x 11'3" (4.22 x 3.43)

Range of high gloss robes with downlights, UPVC double glazed window to the rear and a central heating radiator.

Bedroom Two 13'10" x 8'9" (4.22 x 2.67)

UPVC double glazed window, central heating radiator and access to over stairs storage.

Bathroom

Three piece bathroom suite comprising of; enclosed shower cubicle with direct feed shower, wash hand basin with inbuilt storage and a low suite WC, tiled flooring, heating radiator and partially tiled elevations.

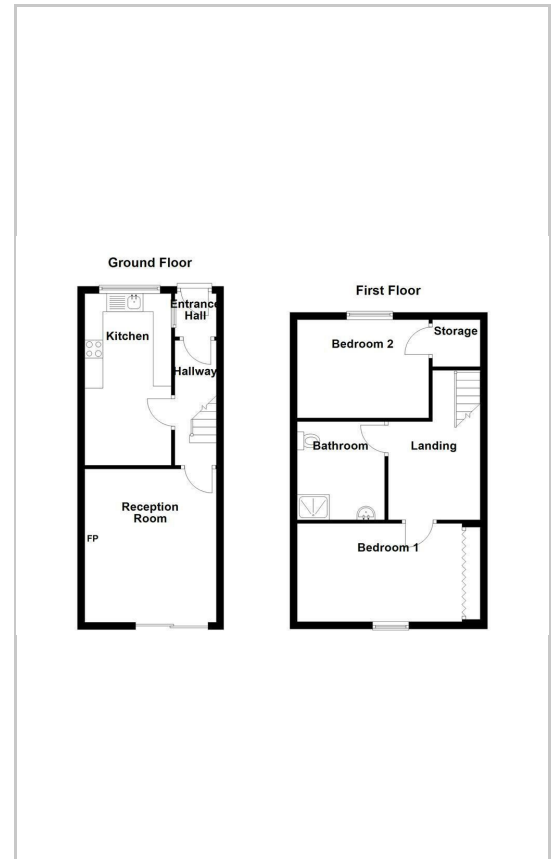
External

Fully enclosed rear garden with a large decked area with steps leading down to paved area with mature shrubbery and views over the canal.

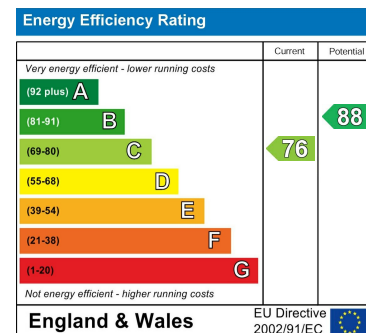
Area Map



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.