

# GUILDHALL

SALES & LETTINGS



## 28 Ecroyd Road

Ashton-On-Ribble, Preston, PR2 2LA

Offers Over £154,950



A beautifully presented and deceptively spacious three-bedroom mid-terraced home, ideally positioned on Ecroyd Road in the ever-popular Ashton-on-Ribble area of Preston. Renovated in 2022, this attractive property offers well-balanced accommodation arranged over two floors and is perfectly suited to modern family living, first-time buyers, or investment purchasers.

Upon entering, the property opens into a welcoming entrance hall and vestibule, leading through to a bright and comfortable front reception room, enhanced by a smokeless log burner creating a warm and inviting focal point. A separate dining room provides an excellent space for family meals or entertaining guests, flowing seamlessly through the ground floor.

To the rear, the home boasts a modern fitted kitchen with direct access to a private, enclosed concrete yard. The yard benefits from secure gated rear access to the rear alley, an external water tap, and a useful outbuilding currently utilised as a shed, offering excellent storage options.

The first floor comprises three generous double bedrooms, all well-proportioned, alongside a stylish three-piece family bathroom featuring a dual-range shower.



Ground Floor

- Entrance Hall 4'02 x 4'13 (1.27m x 1.22m)
- Reception Room One 13'09 x 11'98 (4.19m x 3.35m)
- Reception Room Two 12'39 x 14'27 (3.66m x 4.27m)
- Kitchen 6'89 x 9'5 (1.83m x 2.87m)

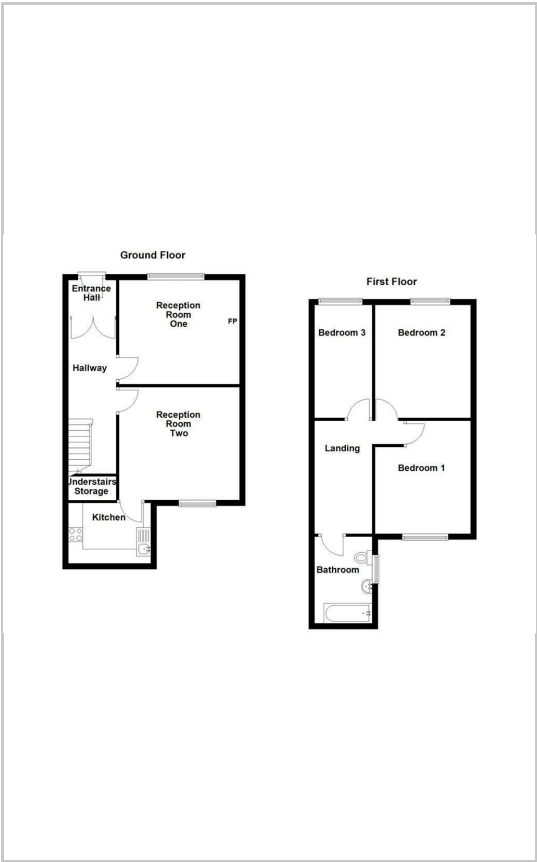
First Floor

- Bedroom One 12'36 x 7'59 (3.66m x 2.13m)
- Bedroom Two 12'36 x 10'95 (3.66m x 3.05m)
- Bedroom Three 12'36 x 6'7 (3.66m x 2.01m)
- Bathroom 9'75 x 6'64 (2.74m x 1.83m)

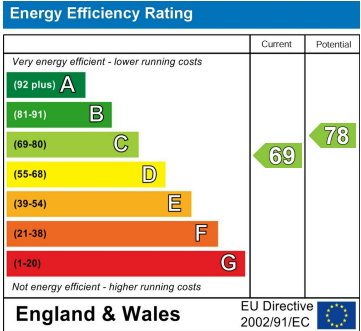
Area Map



Floor Plans



Energy Efficiency Graph



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