

GUILDHALL

SALES & LETTINGS



44 Calder Street

Ashton-On-Ribble, Preston, PR2 1BD

Asking Price £200,000



A beautifully presented and fully renovated four bedroomed mid terraced property situated in the popular area of Ashton-on-Ribble, within close proximity to local amenities such as Lidl, eateries and commuter links. Offering stylish and contemporary living accommodation throughout.

The ground floor comprises a spacious reception room, a modern fitted kitchen featuring a range of contemporary units, a downstairs shower, and a separate WC. To the first floor are four well proportioned bedrooms and a modern shower room fitted with quality fixtures and fittings.

The property has undergone comprehensive refurbishment throughout, creating a bright and welcoming home ready for immediate occupation. Externally, the property benefits from on street parking and an enclosed rear yard.

An ideal purchase for first time buyers, families, or investors, this attractive home combines modern interiors with practical living space in a sought after residential location. Early viewing is highly recommended to fully



Ground Floor

Lounge

Kitchen

WC

Shower

First Floor

Bedroom One

Bedroom Two

Bedroom Three

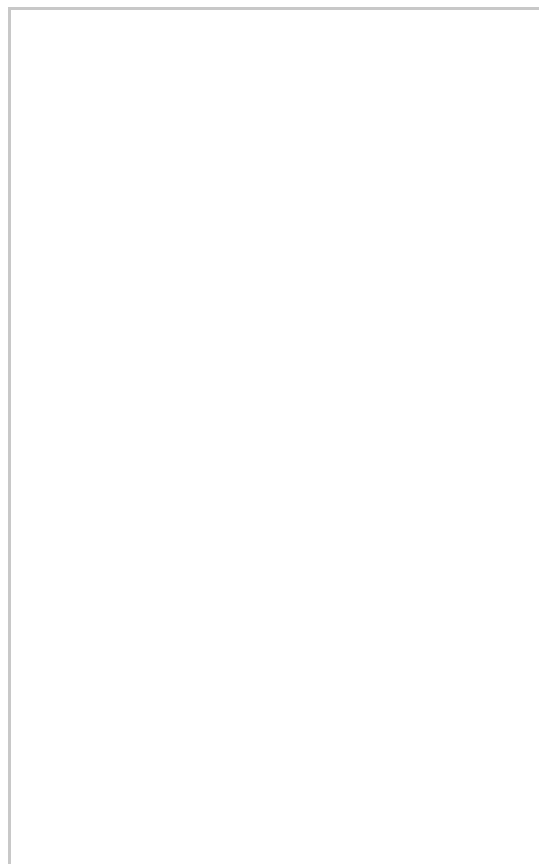
Bedroom Four

Shower Room


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 	

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.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>