

GUILDHALL

SALES & LETTINGS



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57 Ryelands Crescent

Ashton-On-Ribble, Preston, PR2 1PX

Offers Over £165,000



Nestled in the charming area of Ryelands Crescent, Ashton-On-Ribble, Preston, this delightful house is a perfect opportunity for those seeking a move-in ready home. The property boasts a large primary reception room, providing an inviting space for relaxation and entertaining guests. The spacious kitchen is well-equipped and designed for practical everyday living, while a separate ground-floor WC adds further convenience for residents and visitors alike.

This lovely home comprises three comfortable bedrooms, ideal for families or those needing extra space for guests or a home office. The three-piece bathroom suite is well-appointed, ensuring that all your needs are met in style and comfort.

Additionally, the property benefits from off-street parking, a valuable feature in this desirable location. With its appealing layout and modern amenities, this house is sure to attract interest from a variety of buyers. Do not miss the chance to make this wonderful property your new home.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.



Ground Floor

Entrance Hallway 6'95 x 3'92 (1.83m x 0.91m)

Reception Room One 19'98 x 10'91 (5.79m x 3.05m)

Kitchen 10'88 x 20'35 (3.05m x 6.10m)

Ground Floor WC 4'31 x 2'56 (1.22m x 0.61m)

First Floor

Bedroom One 12'07 x 11'30 (3.84m x 3.35m)

Bedroom Two 9'38 x 13'77 (2.74m x 3.96m)

Bedroom Three 7'0 x 11'35 (2.13m x 3.35m)

Bathroom 7'84 x 5'5 (2.13m x 1.65m)

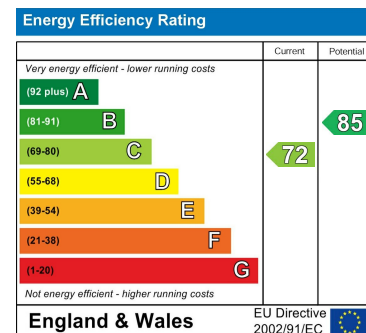
Area Map



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.

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