



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-terrace 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)

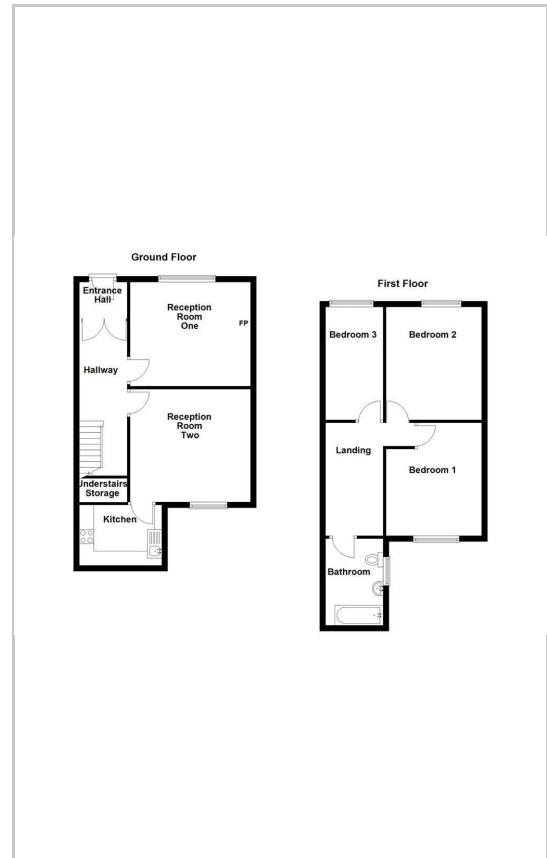
Bedroom Three 12'36 x 6'7 (3.66m x 2.01m)

Bathroom 9'75 x 6'64 (2.74m x 1.83m)

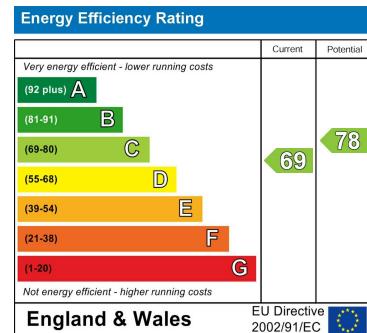
Area Map



Floor Plans



Energy Efficiency Graph



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.