

GUILDHALL

SALES & LETTINGS



6 Threlfall Street

, Preston, PR2 1DD

Offers Over £150,000



Guildhall Sales and Lettings are delighted to introduce this beautifully presented two bedroomed terraced home situated within a popular residential of Ashton On Ribble. Offering spacious and versatile accommodation finished to a great standard throughout.

The property briefly comprises a welcoming lounge, contemporary fitted kitchen and modern bathroom suite, alongside two well-proportioned bedrooms. In addition, the basement has been thoughtfully utilised as a 'man cave', providing ideal additional living space, a home office or playroom.

Externally, there is an enclosed rear yard perfect for low maintenance outdoor enjoyment.

Conveniently located close to local amenities, transport links and schools, this property would make an ideal first time purchase or investment opportunity.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



First Floor

Lounge 12'5" x 11'10" (3.81 x 3.61)

Kitchen 15'9" x 10'6" (4.81 x 3.21)

Utility Room 6'9" x 8'10" (2.06 x 2.7)

First Floor

Bedroom One 15'8" x 10'11" (4.79 x 3.34)

Bedroom Two 11'5" x 9'1" (3.48 x 2.79)

Bathroom 5'9" x 5'4" (1.76 x 1.64)

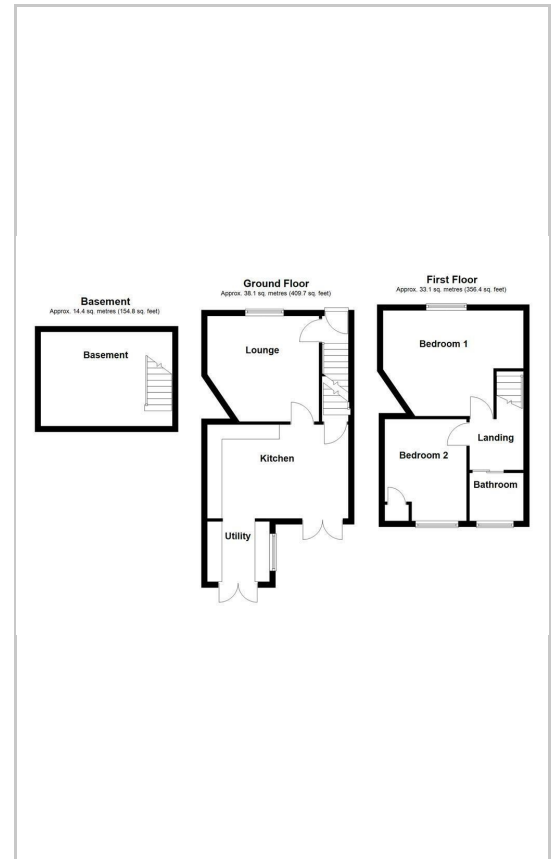
Lower Ground Floor

Basement 14'8" x 10'6" (4.48 x 3.21)

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	

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