

# GUILDHALL

SALES & LETTINGS



## 58 Lulworth Avenue

Ashton, Preston, PR2 2BE

Offers Over £115,000



WO BEDROOMED MID-TERRACED PROPERTY – VACANT & NO CHAIN

Guildhall Sales and Lettings are delighted to introduce this well-presented, two-bedroom mid-terraced property to the market. Situated within the popular area of Ashton on Ribble, it is within close proximity to local amenities, commuter routes and schools. Boasting spacious accommodation throughout and offered with no chain, this property is ideal for a range of buyers. Internally, it comprises briefly:

Entrance into the spacious lounge, which leads through to the fitted kitchen and onward to a separate utility room. To the first floor are two bedrooms and a three-piece family bathroom suite.

Externally, to the rear of the property is an enclosed rear yard.

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



## Ground Floor

Lounge 13'10" x 12'6" (4.23 x 3.83)

Kitchen Diner 17'7" x 13'10" (5.37 x 4.23)

Utility Room

## First Floor

Bedroom One 13'10" x 11'4" (4.23 x 3.47)

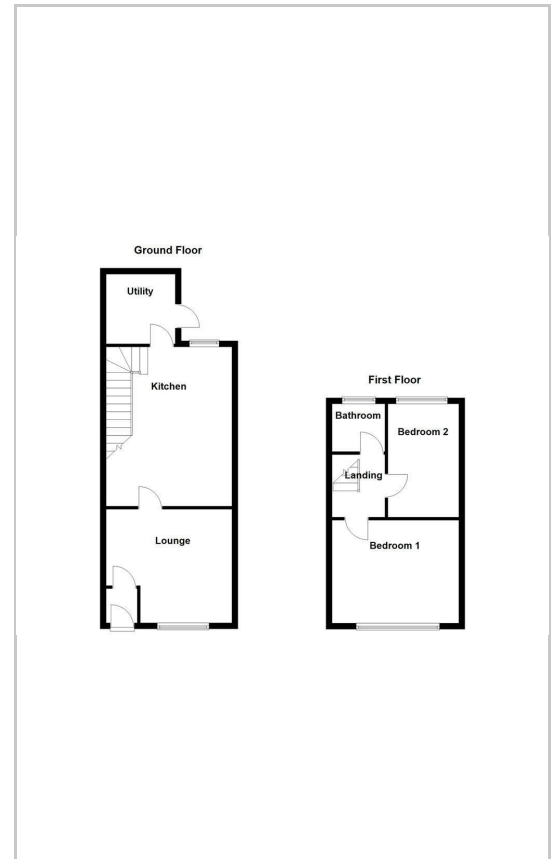
Bedroom Two 12'6" x 8'7" (3.82 x 2.62)

Bathroom 5'6" x 5'3" (1.7 x 1.61)

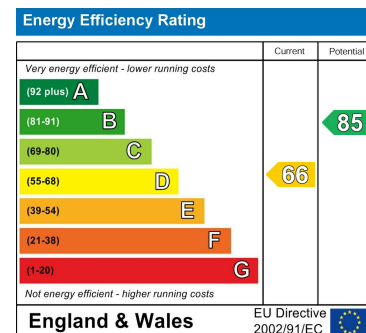
## Area Map



## 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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