GUILDHALL
SALES & LETTINGS



51 Princes Reach

Ashton-On-Ribble, Preston, PR2 2GA

Asking Price £179,950

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*FOUR BEDROOMED DUPLEX APARTMENT OVERLOOKING THE MARINA WITH NO CHAIN DELAY**

This impressive four-bedroom duplex apartment is perfectly positioned within the sought after Docklands area, offering generous and versatile accommodation across two floors with stunning marina views from three private balconies.

The ground floor comprises three well-proportioned bedrooms, including a spacious principal bedroom with en suite shower room and access to a private balcony, alongside a modern family bathroom and welcoming hallway.

Occupying the upper level is a bright and spacious open plan living dining area with direct access to two further balconies, and a fitted kitchen ideal for modern living and entertaining. A fourth bedroom is also located on this floor, providing flexible accommodation for guests, a home office, or additional family space.







Ground Floor

Bedroom Two 11'35 x 10'93 (3.35m x 3.05m)

Bedroom Three 11'61 x 6'10 (3.35m x 2.08m)

Bedroom One 14'5 x 11'66 (4.39m x 3.35m)

En Suite 8'90 x 9'33 (2.44m x 2.74m)

Balcony 5'91 x 8'60 (1.52m x 2.44m)

Bathroom 9'22 x 9'41 (2.74m x 2.74m)

First Floor

Open Plan Living Dining Area 20'12 x 21'3 (6.10m x 6.48m)

Balcony 9'72 x 10'36 (2.74m x 3.05m)

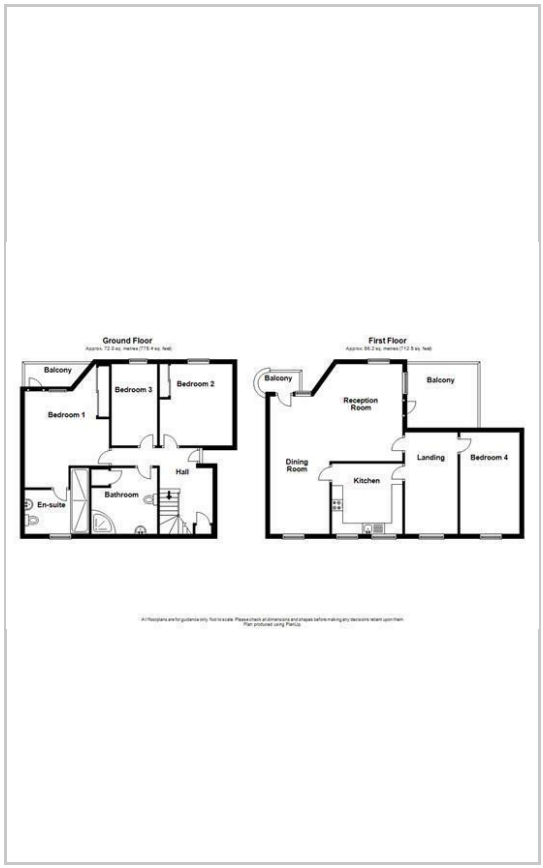
Kitchen 10'63 x 10'06 (3.05m x 3.20m)

Bedroom Four 13'51 x 8'19 (3.96m x 2.44m)

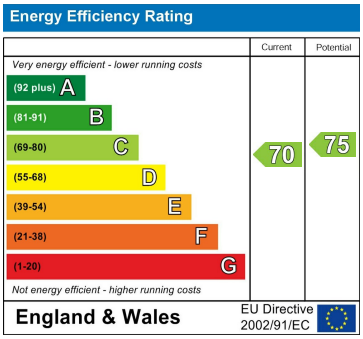
Area Map



Floor Plans



Energy Efficiency Graph



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