

GUILDHALL

SALES & LETTINGS



13 Balcarres Road

Ashton-On-Ribble, Preston, PR2 2BT

Offers Over £135,000

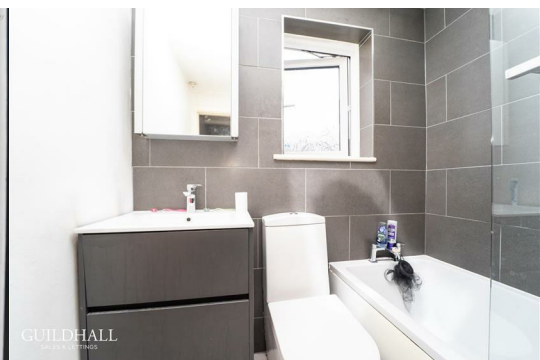


Nestled on the charming Balcarres Road in Ashton-On-Ribble, Preston, this delightful house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests. The modern fitted kitchen is a highlight, offering a stylish space for culinary pursuits.

With three well-proportioned bedrooms, this home caters to various needs. Two of the bedrooms are generously sized doubles, while the third can serve as a cosy single bedroom or a functional office, ideal for those who work from home. The fitted three-piece suite bathroom adds to the convenience and comfort of the property.

Outside, the rear yard provides a private outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. The location is particularly advantageous, as it is close to local amenities, ensuring that shops, parks, and other essential services are just a short distance away.

This property is not only a wonderful place to live but also a smart investment for those looking to step onto the property ladder. With its appealing features and prime location, this house is sure to attract interest. Do



Ground Floor

- Lounge 12'11" x 16'11" (3.95 x 5.16)
- Reception Room Two 10'3" x 16'11" (3.13 x 5.16)
- Kitchen 9'8" x 7'5" (2.95 x 2.27)

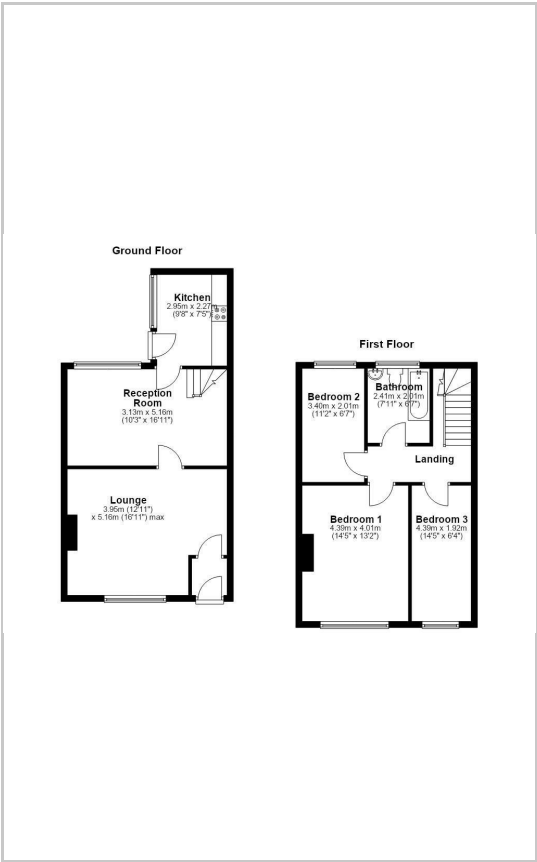
First Floor

- Bedroom One 14'4" x 13'1" (4.39 x 4.01)
- Bedroom Two 11'1" x 6'7" (3.40 x 2.01)
- Bedroom Three 14'4" x 6'3" (4.39 x 1.92)
- Bathroom 7'10" x 6'7" (2.41 x 2.01)

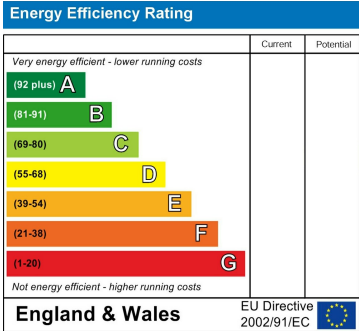
Area Map



Floor Plans



Energy Efficiency Graph



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