

GUILDHALL

SALES & LETTINGS



64 Poulton Street

Ashton-On-Ribble, Preston, PR2 2SA

Offers Over £130,000



****TWO BEDROOMED MID-TERRACED PROPERTY IN POPULAR LOCATION****

Situated in the popular area of Ashton-on-Ribble, this well-presented two-bedroom terraced property offers convenient access to local amenities, schools, and excellent commuter routes. Boasting spacious accommodation throughout, the property briefly comprises:

Two spacious double bedrooms, making it ideal for first-time buyers, small families, or investors. To the ground floor, the property features a flexible open-plan layout incorporating two reception areas, providing comfortable living and dining space, alongside a fitted kitchen.

Externally, there is an enclosed rear yard, perfect for low-maintenance outdoor space, while on-street parking is available to the front.

This property offers a great combination of location, space, and practicality, and early viewing is highly recommended.



Ground Floor

Reception Room One 11'6 x 10'10 (3.51m x 3.30m)

Reception Room Two 12'6 x 10'10 (3.81m x 3.30m)

Kitchen 12'1 x 6'1 (3.68m x 1.85m)

First Floor

Bedroom One 11'3 x 14'4 (3.43m x 4.37m)

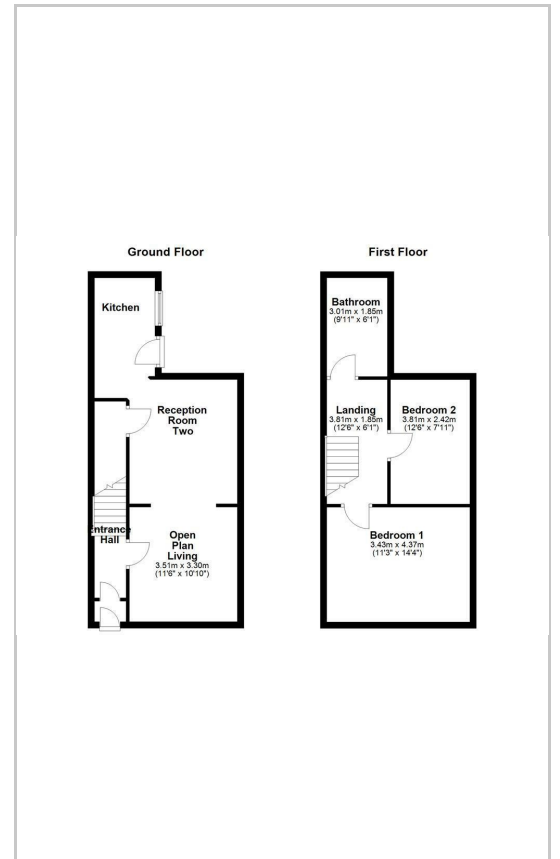
Bedroom Two 12'6 x 7'11 (3.81m x 2.41m)

Bathroom 9'11 x 6'1 (3.02m x 1.85m)

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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