

GUILDHALL

SALES & LETTINGS



20 Armstrong Street Ashton-On-Ribble, Preston, PR2 2LB

Nestled in the charming area of Ashton-On-Ribble, Preston, this delightful mid-terrace house on Armstrong Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a practical bathroom, ensuring that daily routines are both efficient and comfortable. The layout of the property maximises space, making it feel both airy and homely.

Situated in a friendly neighbourhood, residents will benefit from local amenities, schools, and parks, all within easy reach. The area is well-connected, providing convenient access to Preston city centre and beyond, making it an excellent choice for commuters.

This property presents a wonderful opportunity for anyone looking to establish a home in a vibrant community. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

£995 Per Month

20 Armstrong Street

Ashton-On-Ribble, Preston, PR2 2LB



- Three generous-sized bedrooms
- Kitchen with separate dining room
- EPC Rating: E
- Ground floor WC
- Tenure: Freehold
- No Chain Delay
- Council Tax Band: A

Ground Floor

Lounge

16'4" x 12'9" (5.0m x 3.91m)

Dining Room

16'4" x 8'10" (5.0m x 2.70m)

Kitchen

8'7" x 6'5" (2.62m x 1.96m)

WC

First Floor

Bedroom One

16'11" x 12'9" (5.16m x 3.91m)

Bedroom Two

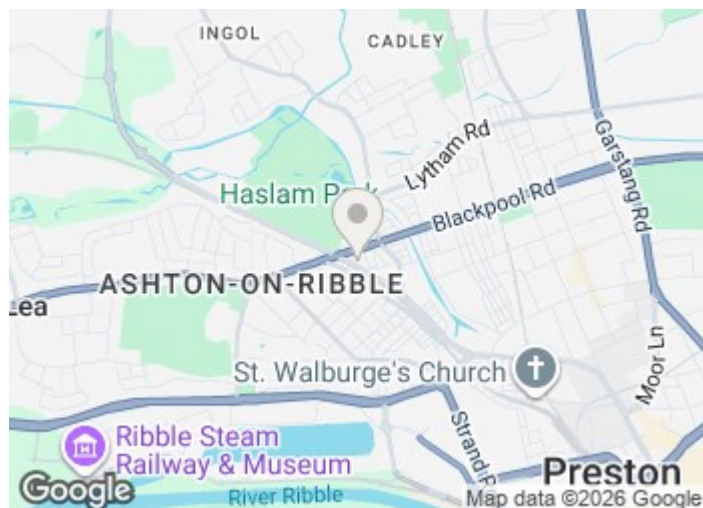
14'0" x 8'10" (4.28m x 2.70m)

Bedroom Three

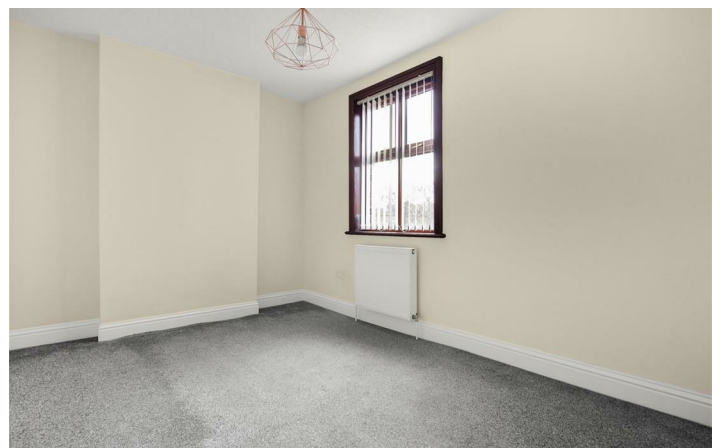
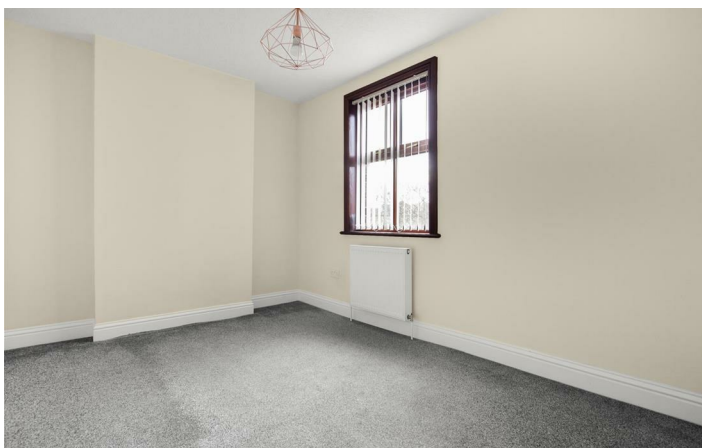
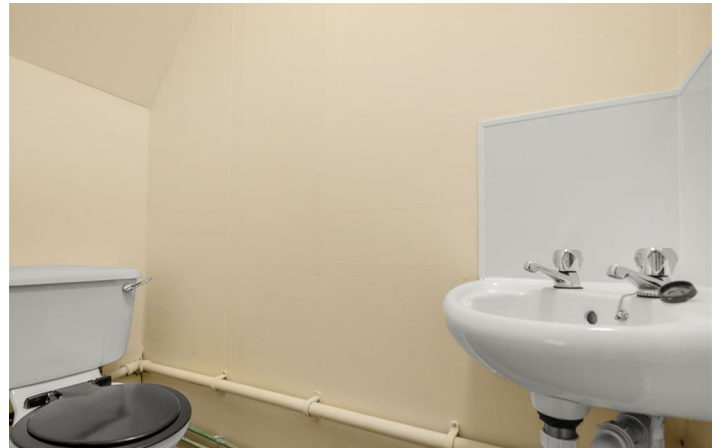
11'4" x 8'11" (3.47m x 2.73m)

Bathroom

10'3" x 8'11" (3.14m x 2.73m)

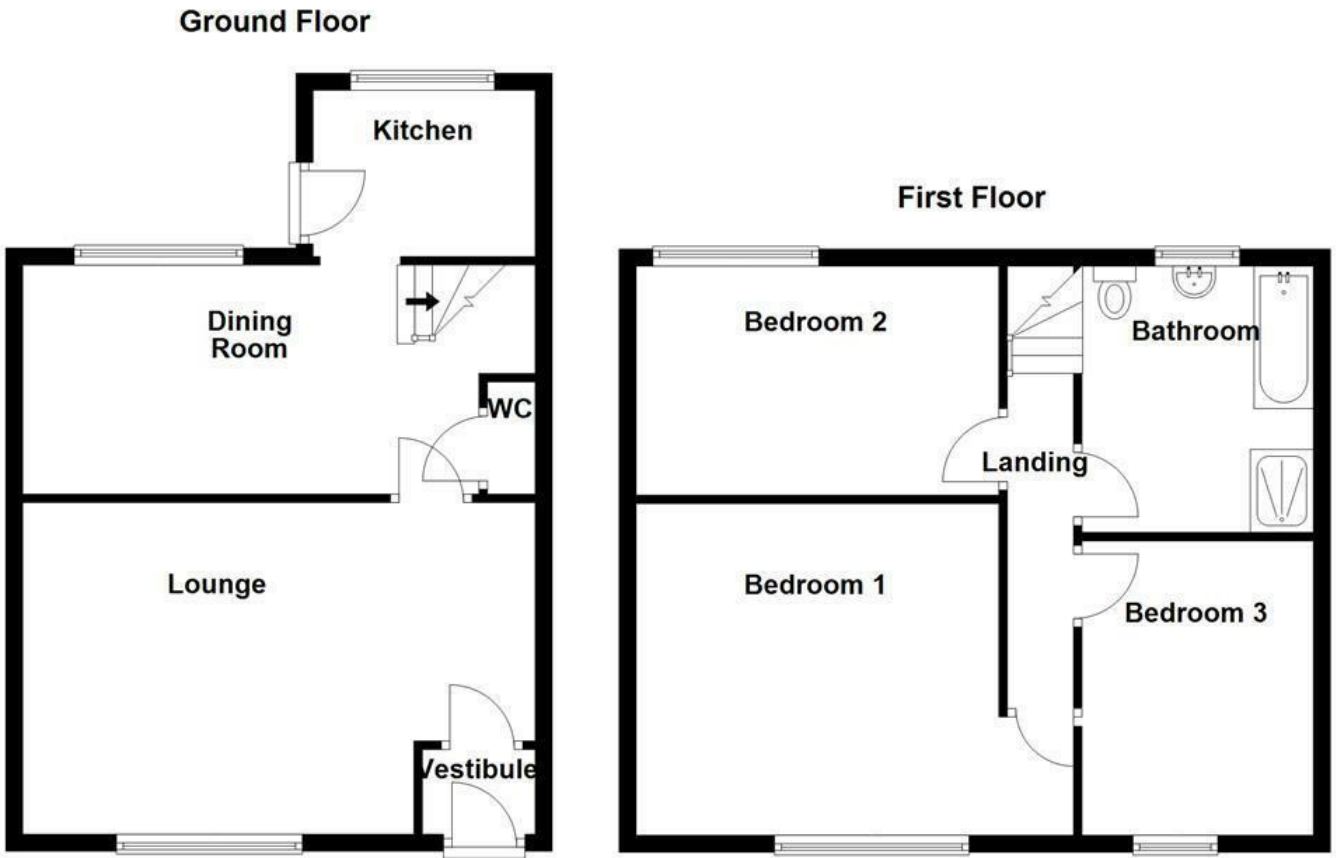


Directions





Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC