

£150,000

Colenso Road, Ashton On Ribble, Preston PR2



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Fantastic Starter Home In Popular & Convenient Location.**
- **Three Great Sized Double Bedrooms, Lounge & Dining Room.**
- **Fitted Kitchen, Gas Central Heating, Double Glazing.**
- **Enclosed Yard & Garage To Rear, Highly Recommended.**

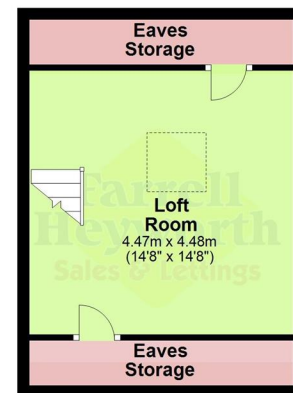
EPC D

www.farrellheyworth.co.uk



Ground Floor

First Floor



Second Floor



Preston
309 Garstang Road
Preston PR2 9XJ

Tel: 01772 203345

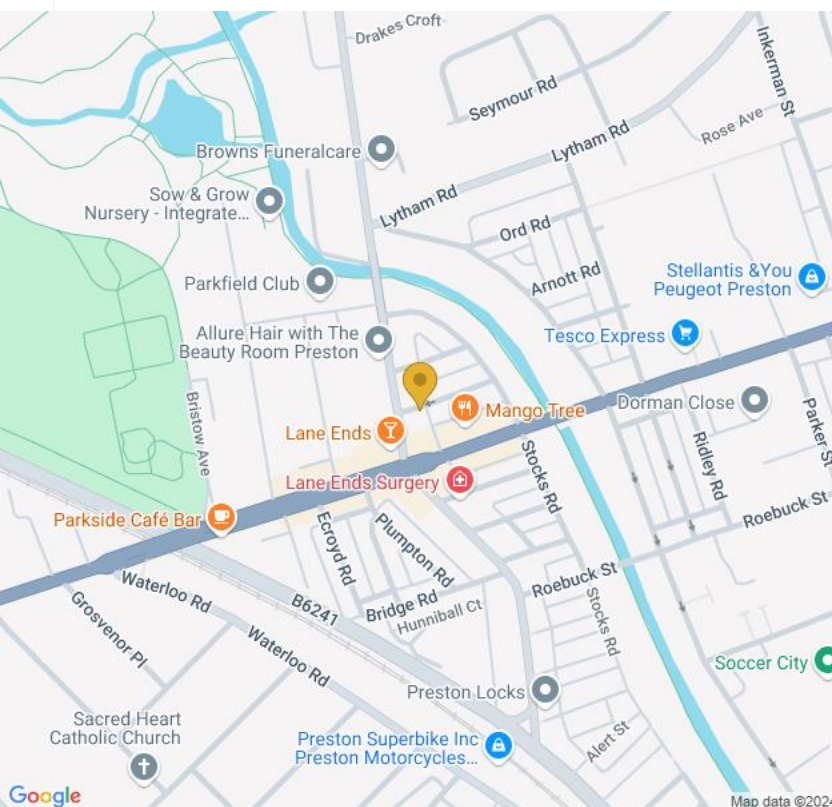
Email: preston@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/preston>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



An ideal opportunity for those looking to take their first steps onto the property ladder, this mid terraced house offers good sized living accommodation that is double blazed and warmed by a gas fired central heating system and has the added advantage of a garage to the rear.

Vestibule, Hallway, two good sized reception rooms and a fitted kitchen. To the first floor, there are two double bedrooms and a modern three piece bathroom suite. A second staircase from the landing provides access to a further double bedroom to the loft area.

Excellent local amenities including schools, shops and bus routes. Internal inspection comes highly recommended.

Please Note: It is our understanding that the loft conversion may have been undertaken and completed without obtaining planning consent/ building regulation approval and all prospective purchasers should rely upon their own enquiries and investigations as to the permitted and practicable use of this area.

Tenure: Freehold
Council Tax: Band A



We can search 1,000s of mortgages for you

1 adviser - 80 lenders - 10,000 mortgage schemes!

Mortgage Advice Bureau | Call: 0800 389 1666
Online: www.mortgageadvicebureau.com/farrellheyworth

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

MAB 6451

Buying or selling a home?

**No sale no fee conveyancing
Dedicated conveyancer
Speedy completions**

