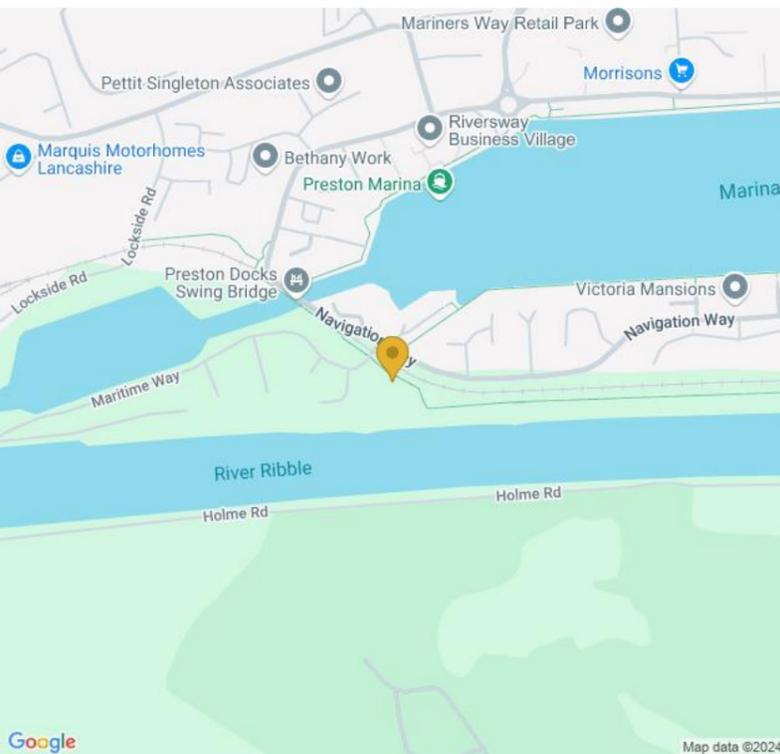


Farrell Heyworth

Sales & Lettings

Floor Plan to Follow



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

£174,950

Princes Reach, Ashton On Ribble, Preston PR2

Farrell Heyworth
 Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Beautifully Presented Marina Facing Docklands Town House**
- **Three Bedrooms & Family Bathroom**
- **First Floor Lounge With Balcony Providing Stunning Views**
- **Ground Floor Kitchen & Dining Room/Bedroom Three**

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.

EPC D

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Introducing this magnificent three bedroom mews type dockland home, Perfect for families. It is situated in the heart of Preston Docks, within walking distance to all the local amenities.

The property has spacious living accommodation arranged over three inviting floors briefly comprising: Entrance hall, ground floor wc, reception room and dining kitchen to the ground floor.

On the first floor there is a spacious lounge with glorious views overseeing the docks with a balcony for Al Fresco dining.

The second floor has two bedrooms and a family bathroom.

The property has a parking space at the rear as well as a small courtyard.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 1st January 1989
Current Maintenance/Service Charges: £98.34 per calendar month
Council Tax: Band C



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MAB 6451

