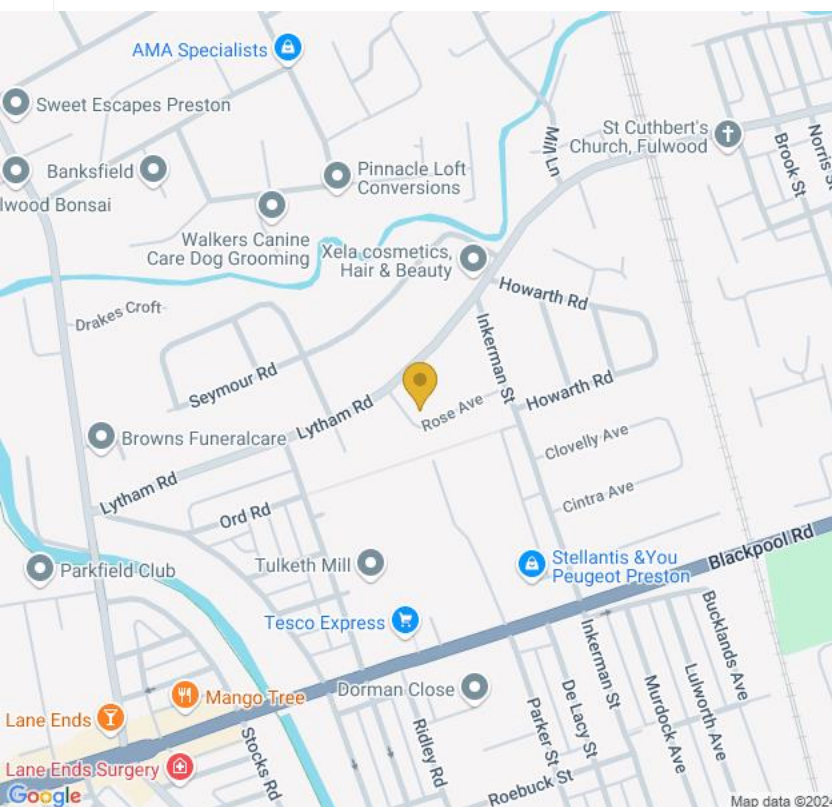


O.O  
£235,000

Lytham Road, Ashton On Ribble, Preston PR2

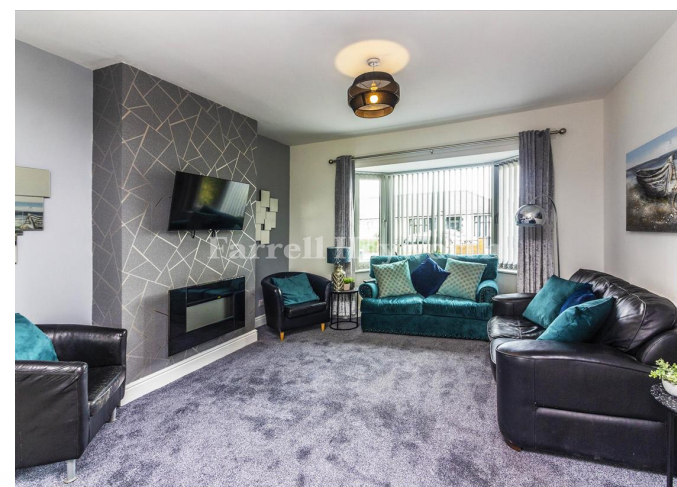
**Farrell Heyworth**  
Sales & Lettings



**Farrell Heyworth**  
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- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Immaculate Semi Detached True Bungalow In Great Location**
- **Modernised To A High Standard , Two Double Bedrooms**
- **Beautiful Fitted Kitchen, En Suite Shower Room & Bathroom**
- **Off Road Driveway Parking, Good Sized Rear Garden**

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.

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

**EPC C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



Modernised and refurbished throughout, this immaculately presented semi detached bungalow offers ready to walk into accommodation and is situated in an established and ever popular residential location.

The property is well placed for a wide range of local amenities including schools, shops, bus routes and leisure centre.

Double glazed and warmed by a gas fired central heating system, the accommodation briefly comprises: Hallway, lounge opening into a beautiful kitchen diner incorporating an extensive range of fitted cupboards, drawers and work surfaces, tiled bathroom and two double bedrooms with en suite shower room to the master bedroom.

A gem of a property that is a real credit to the current owners.

Highly recommended.

Tenure: Freehold

Council Tax: Band C



