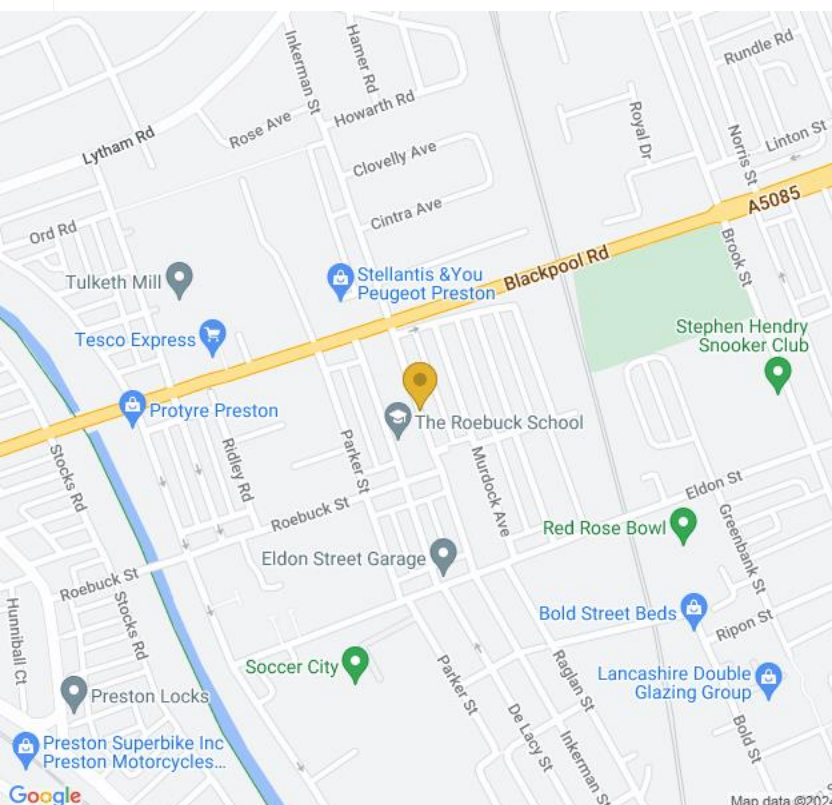


Ground Floor



First Floor



**Preston**  
**309 Garstang Road**  
**Preston PR2 9XJ**

**Tel: 01772 203345**  
**Email: [preston@farrellheyworth.co.uk](mailto: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

**£139,950**

**Lulworth Avenue, Ashton**  
**On Ribble, Preston PR2**

**Farrell**  
**Heyworth**  
**Sales & Lettings**



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Beautifully Presented Mid Terraced House In Great Location**
- **Two Double Bedrooms, Lounge & Separate Dining Room**
- **Modern Fitted Breakfast Kitchen & Three Piece Bathroom**
- **Enclosed Seating Area To Rear, Fantastic Starter Home**

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 C**

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



Warmed by a gas fired central heating system, the tastefully presented accommodation comprises: Porch, hallway, lounge with wood burner inset to fire place, great sized dining room with French doors providing access to the walled enclosed paved seating area at the rear. The dining room opens into an attractive modern fitted breakfast kitchen while to the first floor, there is a three piece tiled bathroom and two good sized double bedrooms.

Tenure: Freehold  
Council Tax: Band B





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