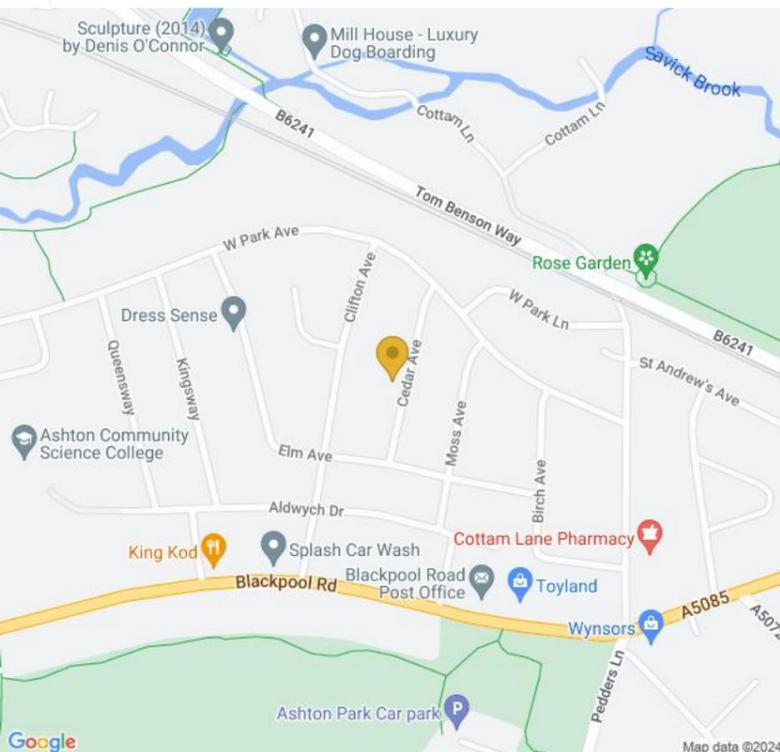
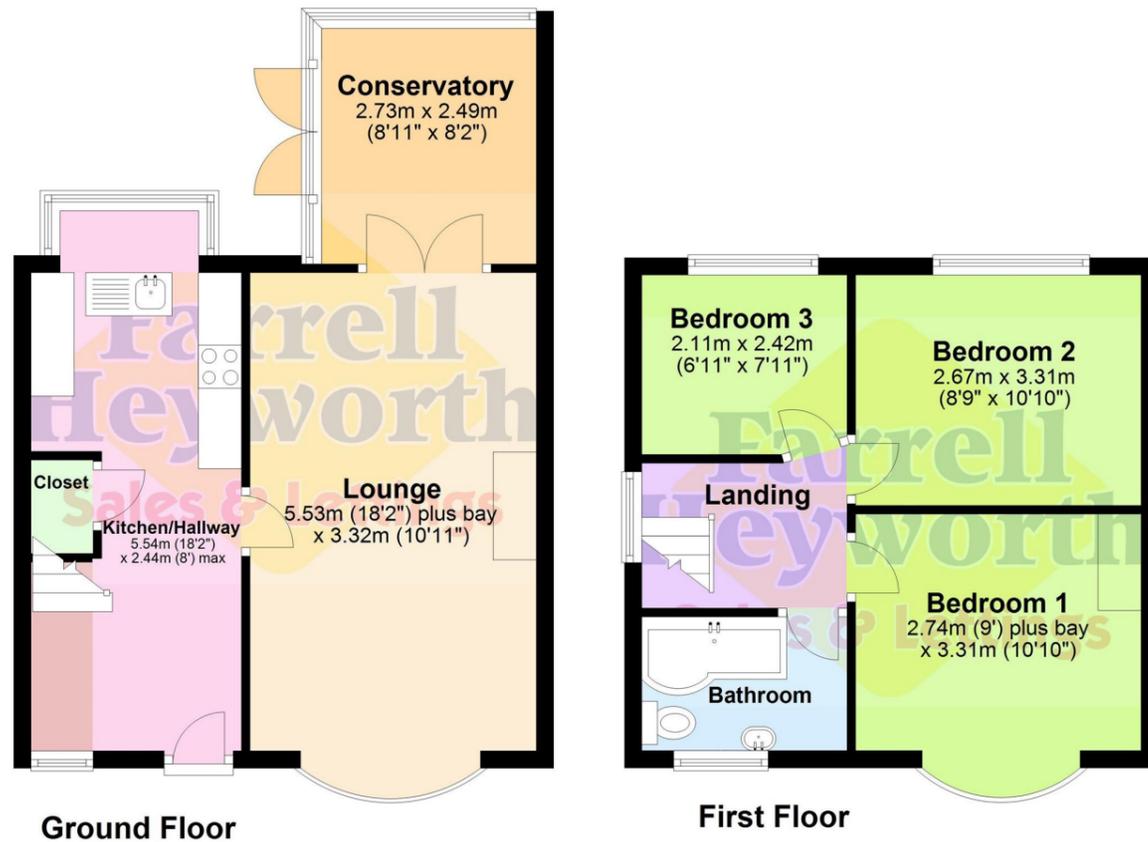


**£190,000**

Cedar Avenue, Ashton On Ribble, Preston PR2



**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>



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Traditional Three Bedroom Semi Detached House**
- **Presented To A High Standard, Through Lounge Diner**
- **Conservatory, Attractive Rear Garden With Detached Garage**
- **Modern Fitted Kitchen & Bathroom, Ever Popular Location**

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 E**

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



Maintained and presented to a high standard, internal inspection of this ready to walk into traditional semi detached house is highly recommended.

The property is situated in a popular and convenient location, well placed for local amenities including schools, shops and bus routes.

Warmed by a gas fired central heating system, the accommodation comprises; Entrance hallway opening into a modern fitted kitchen, though lounge diner with French Doors lending access into a conservatory. To the first floor, there are three bedrooms and a modern three piece bathroom.

Externally, there is a lawned front garden, driveway with access to a detached garage and an attractive landscaped rear garden area.

This is a lovely home and credit to the current owner.

Tenure: Freehold  
Council Tax: Band C



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