GUILDHALL
SALES & LETTINGS



23 Larches Avenue

Ashton-On-Ribble, Preston, PR2 1LN

Offers Over £135,000

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Situated in the popular residential area of Ashton-on-Ribble, this well-positioned three bedroom corner terraced property offers generously proportioned accommodation along with the added benefit of a private driveway and enclosed rear yard.

Internally, the property provides versatile living space ideal for first-time buyers, families or investors, with three bedrooms and well-sized living accommodation throughout.

Externally, the driveway provides valuable off-road parking, while the rear yard offers a low-maintenance outdoor space perfect for seating, entertaining or storage.

Conveniently located for a range of local amenities, schools and transport links, the property is also well placed for access into Preston city centre and surrounding areas.

Early viewing is recommended to appreciate the space, location and potential this home has to offer.







Ground Floor

Lounge 15'10" x 10'3" (4.84 x 3.13)

Kitchen Dining Room 15'9" x 10'2" (4.81 x 3.12)

First Floor

Bedroom One 9'10" x 13'5" (3.02 x 4.09)

Bedroom Two 9'0" x 8'3" (2.75 x 2.54)

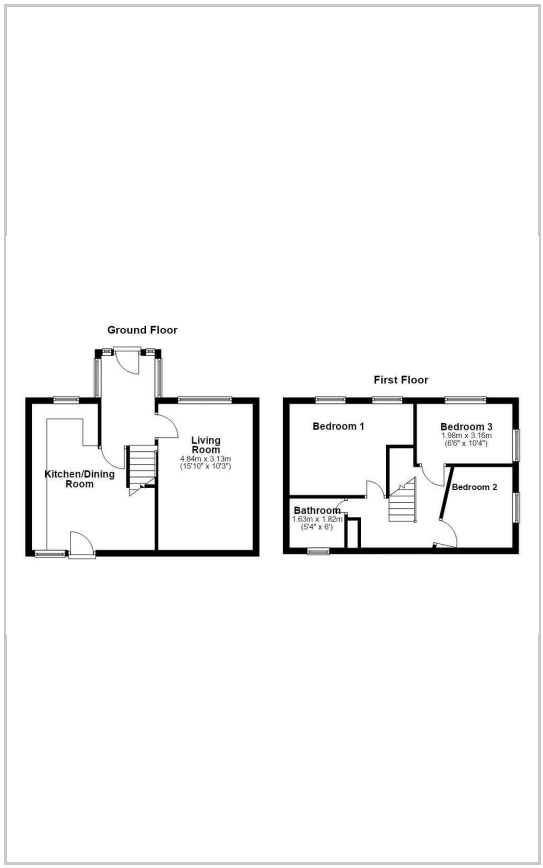
Bedroom Three 6'5" x 10'4" (1.98 x 3.16)

Bathroom 5'4" x 5'11" (1.63 x 1.82)

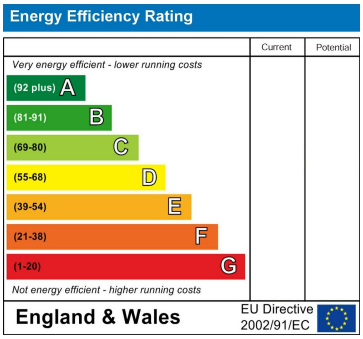
Area Map



Floor Plans



Energy Efficiency Graph



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