



33 West Park Avenue

Ashton-On-Ribble, Preston, PR2 1UH

Offers Over £130,000



Situated in the popular residential area of Ashton-on-Ribble, this well-presented three bedroom mid-terraced property offers spacious and versatile accommodation, making it an ideal choice for first-time buyers, growing families or investors.

Internally, the property provides well-proportioned living accommodation along with three bedrooms, while externally it benefits from a driveway providing off-road parking and an enclosed rear yard, offering a private and low-maintenance outdoor space.

Conveniently positioned for a range of local amenities, schools and transport links, the property is well placed for easy access into Preston city centre and surrounding areas. Early viewing is highly recommended to appreciate the accommodation on offer.

****When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before a memorandum of sale can be issued.****



Ground Floor

- Entrance Hallway 8'1" x 6'3" (2.47 x 1.93)
- Living Room 19'7" x 8'9" (5.98 x 2.69)
- Kitchen Dining Room 19'10" x 10'5" (6.06 x 3.19)

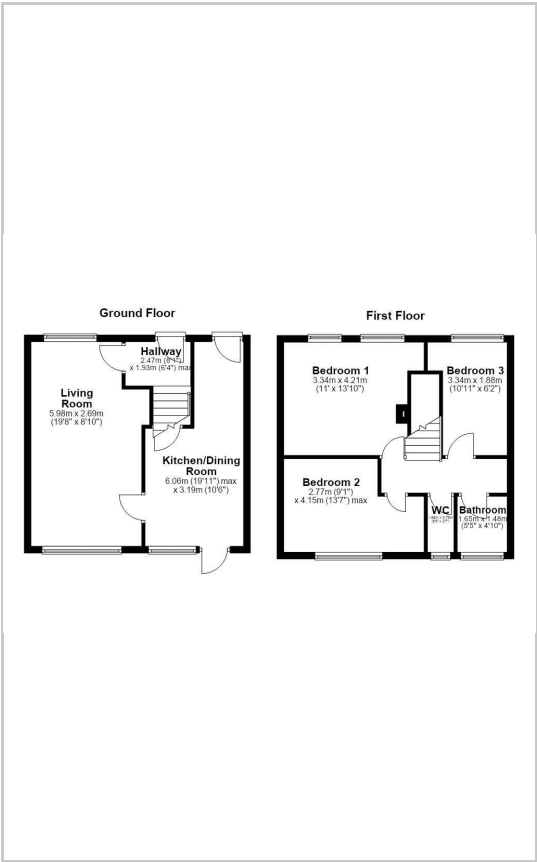
First Floor

- Bedroom One 10'11" x 13'9" (3.34 x 4.21)
- Bedroom Two 9'1" x 13'7" (2.77 x 4.15)
- Bedroom Three 10'11" x 6'2" (3.34 x 1.88)
- Bathroom 5'4" x 4'10" (1.65 x 1.48)

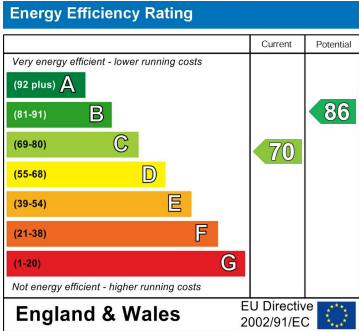
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.