GUILDHALL
SALES & LETTINGS



110 Wellington Street

, Preston, PR1 8TR

Offers Over £110,000

2 1 1 D

TWO BEDROOMED MID-TERRACED PROPERTY, IDEAL INVESTMENT OPPORTUNITY

Guildhall Sales and Lettings are pleased to introduce this well presented, two bedroomed mid-terraced property to the market. Situated within the popular area of Ashton-On-Ribble, within close proximity to local amenities, commuter routes and schools. Boasting deceptively spacious accommodation throughout, this property is well suited for investors and internally comprises briefly:

Entrance through to the lounge providing access to the contemporary fitted kitchen housing the staircase to the first floor and access to the rear. To the first floor are two generously sized bedrooms and a three piece family bathroom suite.

Externally to the rear is an enclosed rear yard, to the front of the property is on street parking.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.







Ground Floor

Entrance Vestibule 2'9 x 2'6 (0.84m x 0.76m)
UPVC double glazed front entrance door and a door providing access to the lounge.

Lounge 13'10" x 12'9" (4.23 x 3.91)
UPVC double glazed window, central heating radiator, ceiling rose and a door providing access to the kitchen.

Kitchen 10'0" x 9'0" (3.06 x 2.75)
UPVC double glazed window, UPVC double glazed rear entrance door, central heating radiator and is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, integrated oven with a four ring electric hob and extractor hood, plumbing for a washing machine, space for a fridge freezer, under stairs storage cupboard and a staircase to the first floor.

First Floor

Bedroom One 13'10" x 12'11" (4.24 x 3.94)
UPVC double glazed window and central heating radiator.

Bedroom Two 8'11 x 4'11 (2.72m x 1.50m)
UPVC double glazed window and a central heating radiator.

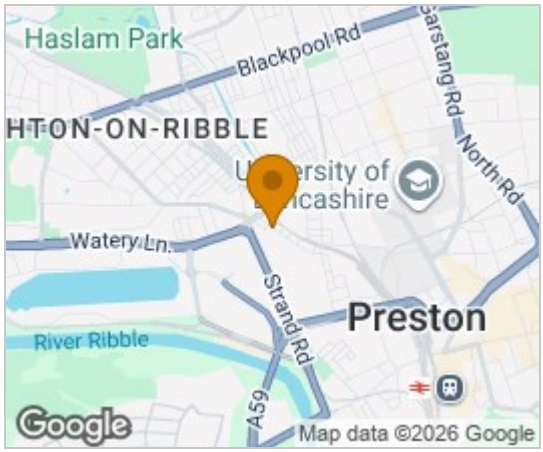
Bathroom 6'2 x 4'4 (1.88m x 1.32m)
UPVC double glazed window, central heating radiator and a three piece suite comprising of a walk in shower with over head shower feed, dual flush WC, pedestal wash basin with traditional taps, tiled elevations and tiled flooring.

External

Rear
Enclosed rear yard.

Front
On street parking.

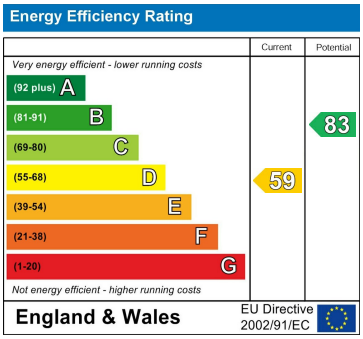
Area Map



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.

441 Blackpool Road, Preston, PR2 2LE
Tel: 01772769999 Email: https://guildhalllettings.co.uk/