



Ecroyd Road, Ashton-on-Ribble,
Preston

Offers Over: £105,000
Freehold

 **Reeds Rains**

reedsrains.co.uk

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Perfect first time buyer home or as a buy to let investment. This mid terrace home is close to the popular Lane Ends and is within walking distance to local amenities and public transport links. The property briefly comprises of an entrance vestibule, lounge, dining kitchen with an integrated dishwasher. To the first floor you will find two bedrooms and a three piece bathroom suite. Externally there is a paved yard with gated access and a brick outbuilding providing additional storage space...

Ground Floor

Entrance Vestibule

Tiled flooring. Built in meter cupboard. Door leading to the lounge.

Lounge

16'9" x 12'1" (5.1m x 3.68m)
Feature stained glass window to the front aspect. Radiator, ceiling light point and coving. Built in meter cupboard. Door leading to the dining kitchen.

Kitchen

11'4" x 12'4" (3.45m x 3.76m)
Good range of wall and base units with contrasting work surfaces incorporating single bowl sink and drainer, oven and hob with a stainless steel extractor hood over. Integrated dish washer and space for a fridge freezer and washing machine. Up-stands and tiled flooring. Built in cupboard under the stairs. Ceiling light point. Double glazed window to the rear aspect. Stable door leading out to the rear yard.

First Floor

Landing

Ceiling light point. Access to the loft space. Built in cupboard providing additional storage space.

Bedroom One

9'6" x 15'3" (2.9m x 4.65m)
Feature window to the front aspect. Radiator and ceiling light point.

Bedroom Two

9'8" x 11'7" (2.95m x 3.53m)
Double glazed window to the rear aspect. Radiator and ceiling light point.

Bathroom

Three piece suite comprising of panelled bath, pedestal wash hand basin and low level WC. Part tiled walls. Radiator and ceiling light point. Double glazed window.

External

To the rear there is a good size yard with a wall surround and gated access. There is a brick outhouse providing storage space. There is an outside tap.

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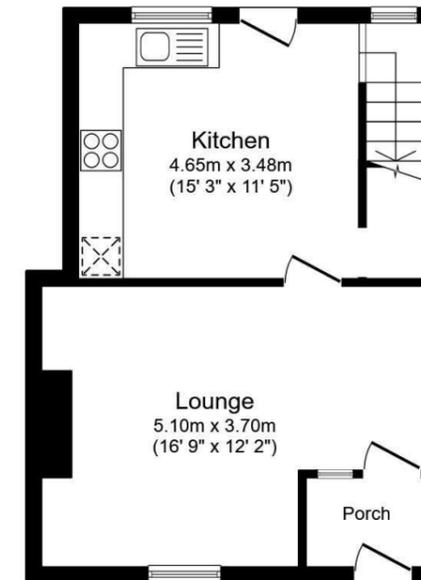
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

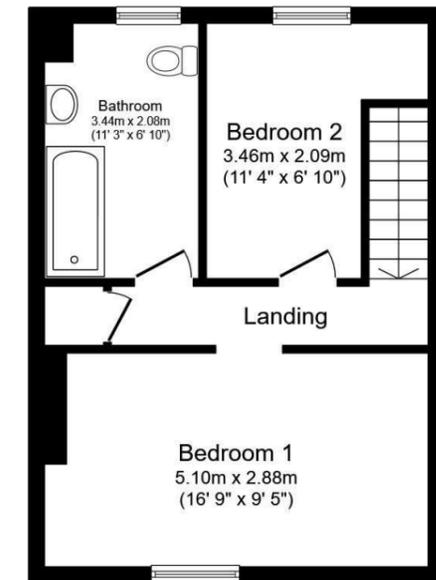
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 73.9 sq.m. (796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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