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HighgateHomes

55 Lulworth Avenue, Ashton-On-Ribble, Preston, PR2 2BE  
Guide Price - £135,000



## 55 Lulworth Avenue, Ashton-On-Ribble, Preston, PR2 2BE

- Property type: House - Mid Terrace
- Price: Offers in the region of £135,000
- Bedrooms: 3
- Receptions: 1
- Bathrooms: 1
- Local Council: Preston City Council
- Council Tax Rating: B
- Current EPC Rating: C (72)
- Potential EPC Rating: (87)
- Tenure: Freehold

## Advert Summary

*This inviting property begins with a welcoming vestibule, opening into a bright and spacious reception room, perfect for relaxing with family or entertaining guests. The reception flows seamlessly into the well-appointed kitchen, which leads through a small lobby and out to the enclosed rear yard.*

*At the rear, you'll also find a secure rear regarding with the added bonus of a outhouse with electric.*

*Upstairs, accessed via the kitchen, a central landing gives way to three generously sized bedrooms and a family bathroom, offering comfortable and versatile living space to suit a range of needs.*

*The property holds an EPC rating of C, with the potential to be improved to a B, making it an energy-efficient choice with room for enhancement.*

*Perfectly positioned in a sought-after residential location, this home is close to excellent local amenities, reputable schools, and convenient transport links. With its well-balanced layout and great potential, it presents an excellent opportunity for first-time buyers, growing families, or investors looking for a property in a popular area.*

*Call our team today on 01772 651165 to get booked in for a viewing.*



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# Floor Plan



Looking to sell or let out your home? Give our team a call today on 01772 651165 to get booked in for your **FREE OF CHARGE** valuation!



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