



## 13 Brookhouse Street, Ashton-On-Ribble, PR2 2AN

Asking price £125,000

Charming 2/3 Bed Terraced House for Sale – Brookhouse Street, Preston

Step inside this inviting two-bedroom terraced home on Brookhouse Street, ideally located in a sought-after area of Preston.

As you enter, a welcoming hallway leads you into two well-proportioned reception rooms, perfect for use as a lounge and dining space, with the staircase offering easy access to the first floor. Moving through the second reception room, you'll find a bright and functional kitchen that opens out to the rear yard, providing a private outdoor space ideal for relaxing or entertaining. Upstairs, the layout continues to impress, offering two comfortable bedrooms and a well-appointed bathroom.

Please note that this property is currently tenanted and bringing in £800.00PCM.

## Reception/Bedroom

11'7 x 9 (3.53m x 2.74m)



## Bedroom 1

15'10x 9'3 (4.83mx 2.82m)



## Reception Room

12'9 x 13'8 (3.89m x 4.17m)



## Bedroom 2

10'33 x 13'3 (3.05m x 4.04m)



## Kitchen

7 x 18'1 (2.13m x 5.51m)

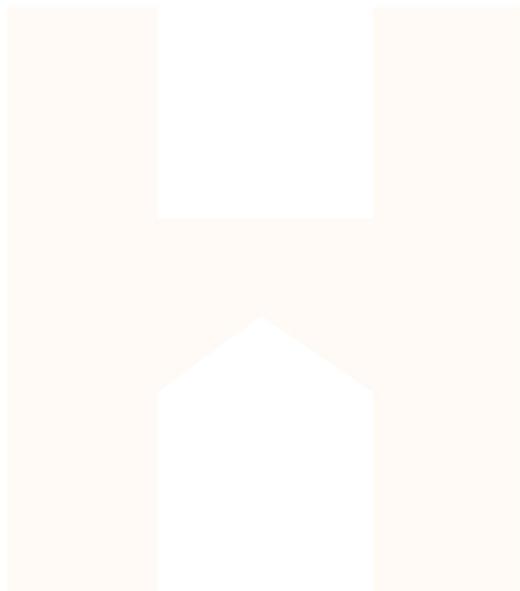


## Bathroom

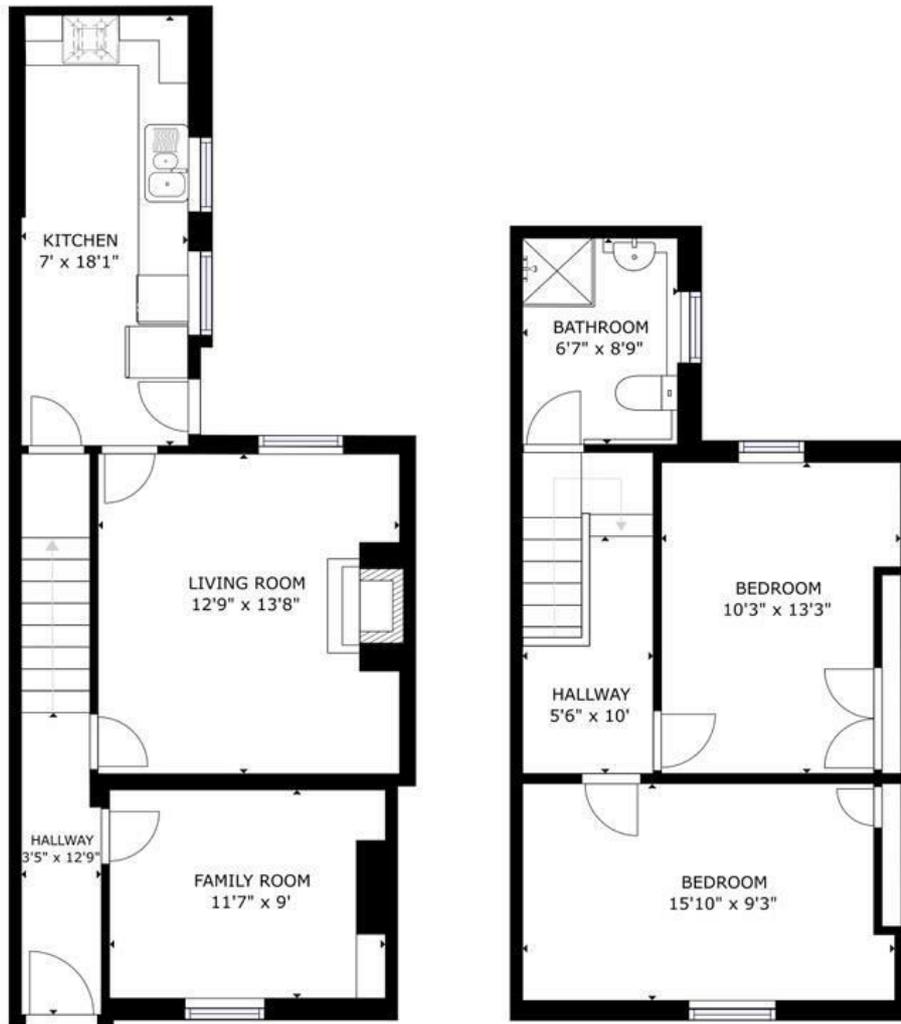
6'7 x 8'9 (2.01m x 2.67m)



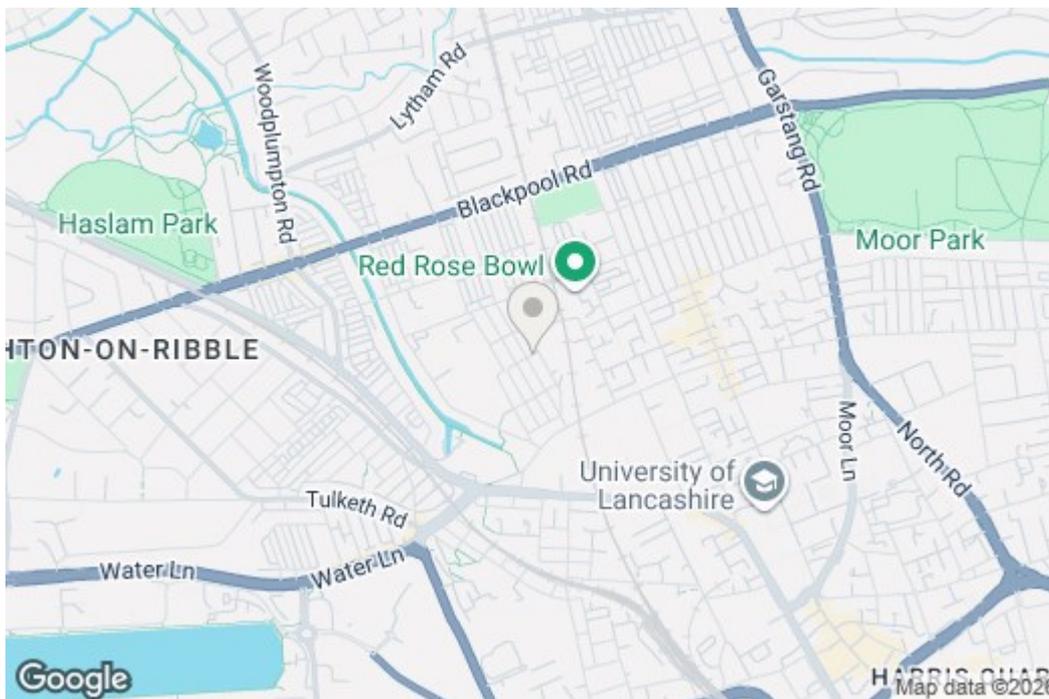
## Yard



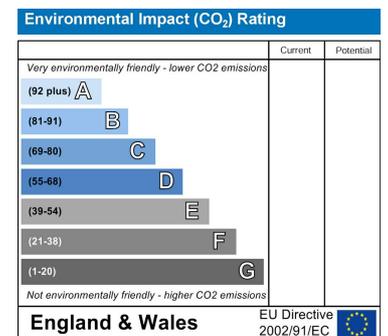
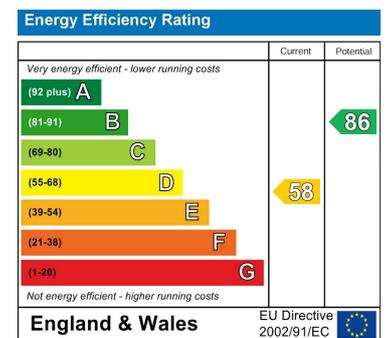
## Floor Plan



## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.