



20 Armstrong Street, Ashton-On-Ribble, Preston, PR2 2LB

£135,000

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  E

Motivated seller & available with no onward chain, this well maintained traditional terraced house is situated in a convenient location for public transport, local shops and with good access to Preston City Centre. Briefly the accommodation comprises an entrance porch, spacious living room, kitchen with separate dining room, ground floor WC, three bedrooms and a four piece bathroom perfect for busy family lifestyles. To the rear, there is a flagged enclosed yard with lobby to side aspect. The property benefits from gas central heating and is available immediately. EPC rating E, Council tax band A, Freehold.

\*Please note measurements for this property are located within the floorplan\*.



























## Road Map



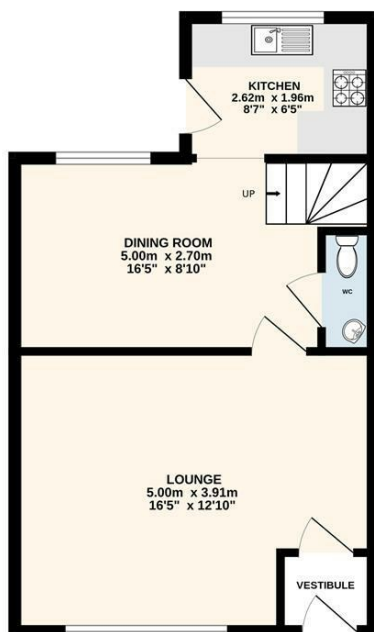
## Hybrid Map



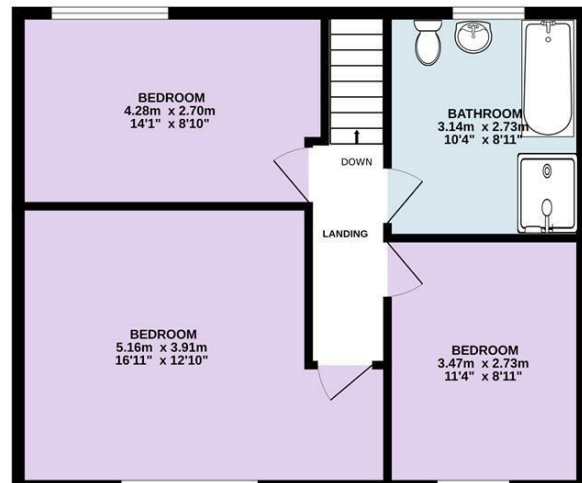
## Terrain Map



GROUND FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



1ST FLOOR  
52.1 sq.m. (561 sq.ft.) approx.



TOTAL FLOOR AREA: 90.3 sq.m. (972 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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.