



A FANTASTIC FIRST TIME BUY OR RENTAL INVESTMENT! Duffin's Estate Agents are delighted to bring to the SALES market this end of terrace property on Armstrong Street in Ashton, Preston. The property briefly comprises of: Entrance hall, spacious reception room, open plan fitted kitchen and dining room and access to the rear garden. To the first floor you will find two good exceptionally sized bedrooms and a three piece bathroom suite. The property is double glazed and gas central heated throughout with a new boiler and benefits from on street parking to the front.

The area offers great commuter links to the city centre of Preston, local amenities including schools, shops and great transport links. Available with no onward chain, Viewings can be arranged by calling 01254 691352 at your earliest convenience.

Armstrong Street, Ashton, Preston

Asking Price: £99,000

- Spacious End Terrace
- Great commuter links to the city centre of Preston, local amenities including schools, shops and great transport links.
- Two Good Sized Bedrooms
- Three Piece Bathroom
- Modern Kitchen and Dining Room
- Rear Enclosed Yard
- Double Glazed Windows
- Gas Central Heating with new boiler
- On Street Parking
- Available Now with no chain

Property Details



Lounge

4.28m (14' 1") x
4.41m (14' 6")

This light and airy reception room has a wood glazed front door and UPVC double glazed window which faces the front of the property, central heating radiator, laminate flooring, meter cupboard, television point and wall mounted electric fire. The walls have been freshly painted.



Kitchen/Dining Room

4.09m (13' 5") x
3.30m (10' 10")

Hardwood Door which leads in to the rear enclosed yard, UPVC double glazed window which faces the rear of the property, lino flooring, range of wall and base units with laminate work top, stainless steel sink, space for a washing machine and fridge freezer. The kitchen/dining room offers ample space along with under stairs storage. The walls have been freshly painted and is heated via a gas central heating radiator.





Master Bedroom

4.28m (14' 1") x
3.41m (11' 2")

UPVC double glazed window, central heating radiator, ceiling light, freshly painted white walls with feature wall and original fire place and fitted carpet.



Original Fireplace



Second Bedroom

4.10m (13' 5") x
2.40m (7' 10")

UPVC double glazed window, central heating radiator, ceiling light, freshly painted white walls with feature grey wall and fitted carpet.

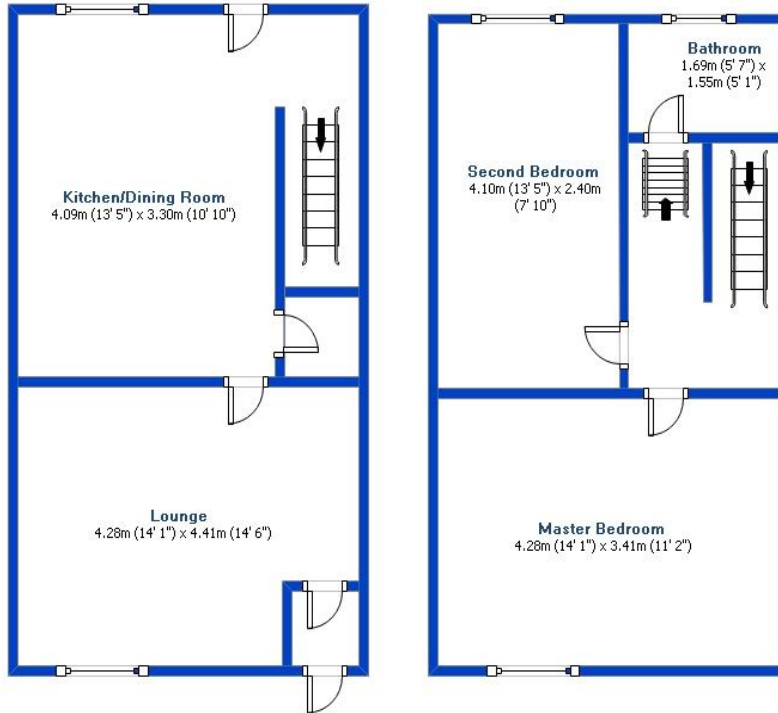


Bathroom

1.69m (5' 7") x 1.55m
(5' 1")

UPVC frosted double glazed window, ceiling light, central heating towel radiator, three piece suite comprises: dual flush WC with built in vanity unit and wash basin, bath with electric shower overhead.

Floor Plans



Armstrong Street
Ashton
Preston

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.