




Holdens
ESTATE AGENTS

12 Tomlinson Road, Ashton-On-Ribble

Offers in Region of £139,950


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12 Tomlinson Road

Ashton-On-Ribble, Preston

Spacious three-bed mid-terrace with two receptions, modern kitchen, adapted wet room, no chain, freehold, near parks and amenities. Damp proof course with guarantee. Needs some modernisation.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

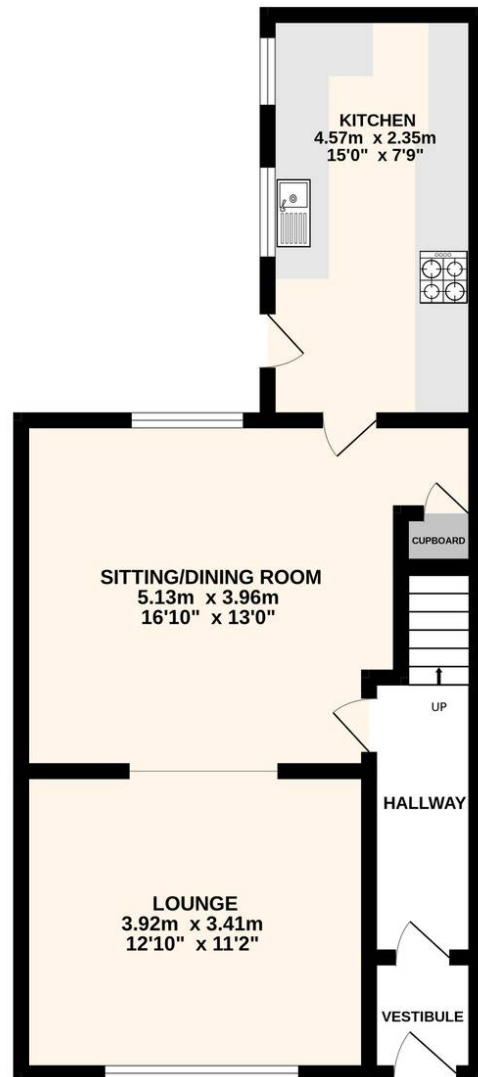
- Available With No Onward Chain
- Damp Proof Course Recently Completed, Under Guarantee.
- Mid Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Adapted Wet Room
- Situated Close To Local Parks & Amenities



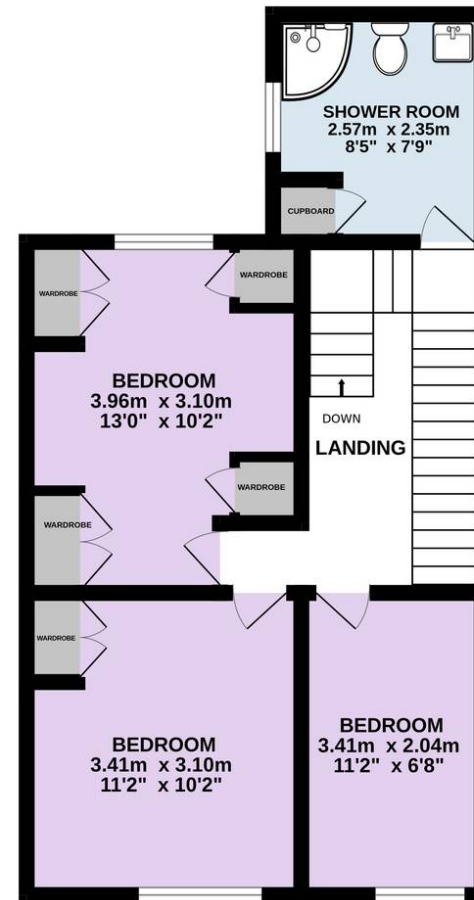




GROUND FLOOR
48.6 sq.m. (523 sq.ft.) approx.



1ST FLOOR
43.8 sq.m. (472 sq.ft.) approx.





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Disclaimer: All information such as plans, dimensions, and details about the property's condition or suitability is provided in good faith and believed to be accurate, but should not be relied upon without independent verification. Buyers or tenants must carry out their own checks. Appliances and systems haven't been tested. It's strongly advised to get professional inspections before making any commitments. No employee or agent of Holdens Estate Agents is authorised to make promises or guarantees about the property. These details are for general guidance only and do not form part of any contract. All discussions with Holdens Estate Agents are subject to contract.