



214 Inkerman Street, Ashton-On-Ribble - PR2 2HN

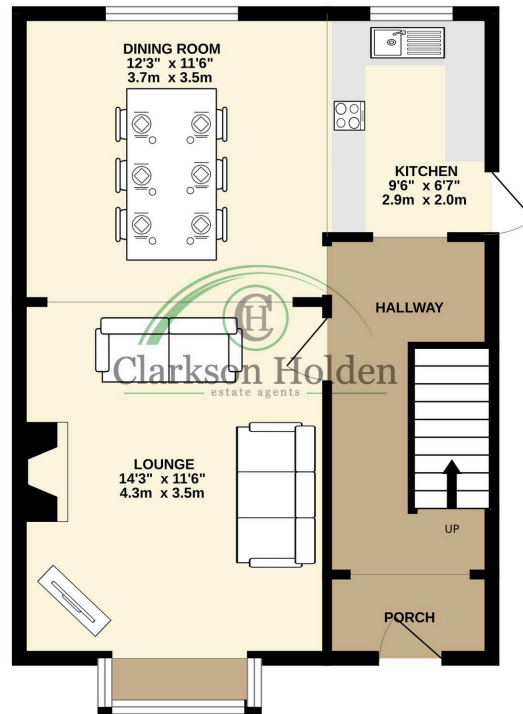
£200,000 Freehold

Large 3 Bedroom Semi-Detached Property • Open Plan Ground Floor Living Space • Driveway Parking • Fantastic Potential • Highly Sought After Location • Great Buy for First Time Buyers or Families • Close to Local Schools • Close to Local Shops & Amenities • Rear Garden • Master bedroom with Mirrored Sliding Wardrobes


Clarkson Holden
estate agents



GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



Spacious three-bedroom semi-detached home with open plan living, driveway parking, and prime location near schools and shops. Ideal for families or first-time buyers, with scope to personalise.

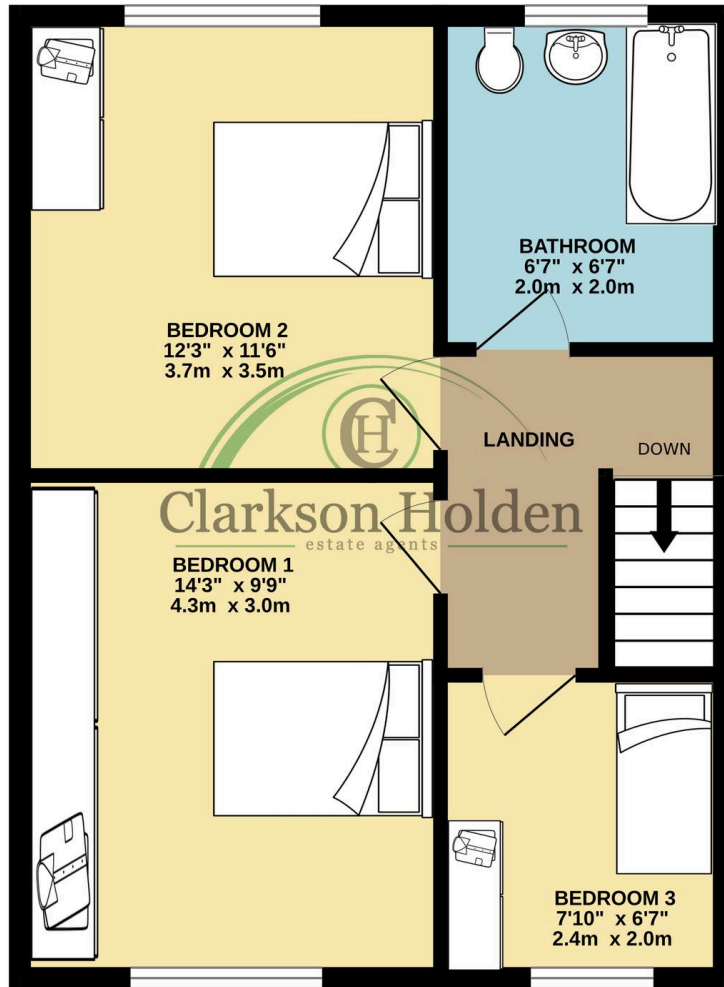
Council Tax band: B


Tenure: Freehold


EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	83
		<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		79	62
		<small>EU Directive 2002/91/EC</small>	

For more information, please call us on 01772 298298!