GUILDHALL
SALES & LETTINGS



9 Rose Avenue

Ashton-On-Ribble, Preston, PR2 2HA

Asking Price £215,000

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Nestled on the charming Rose Avenue in Ashton-On-Ribble, Preston, this delightful house presents an excellent opportunity for families seeking a new home. With its inviting atmosphere, this property is ready for someone to add their personal touch and truly make it their own.

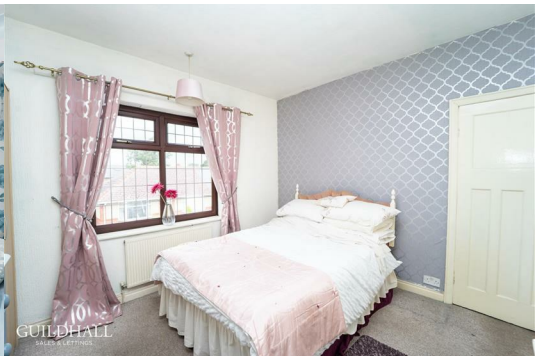
The house boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The extended fitted kitchen is a highlight, offering a practical and stylish area for culinary pursuits and family gatherings.

This residence features three well-proportioned bedrooms, perfect for accommodating family members or guests. The fitted three-piece bathroom suite adds convenience and comfort to daily routines.

Outside, the low maintenance rear garden is an ideal space for enjoying the outdoors without the burden of extensive upkeep. It offers a lovely setting for children to play or for hosting summer barbecues with friends and family.







Hallway
Central heating radiator, UPVC double glazed leaded window, UPVC double glazed leaded doors leading to reception rooms 1 and 2, open to kitchen, stairs to first floor, laminate floor.

Reception Room 1
UPVC double glazed leaded bay window, central heating radiator, coving, fireplace.

Reception Room 2
UPVC double glazed French doors to rear, central heating radiator, coving, dado rail, fireplace, laminate floor.

Kitchen
2 x UPVC double glazed windows, 8 x spot light points, central heating radiator, tile splash back, range of wall, drawer and base units, laminate worktop, stainless steel sink with mixer tap, 4 ring gas hob, high rise electric oven, space for fridge freezer, plumbing for washing machine, breakfast bar, tile floor, UPVC double glazed door to rear.

Landing
UPVC double glazed leaded window, coving, doors to bedrooms 1,2,3 and bathroom, stairs to ground floor.

Bathroom
UPVC double glazed frosted window, central heating radiator, full tile walls, low rise WC, pedestal wash basin with with traditional taps, panelled bath with traditional taps, electric overhead shower, lino floor.

Bedroom 1
UPVC double glazed window, central heating radiator, Concealed Ideal boiler.

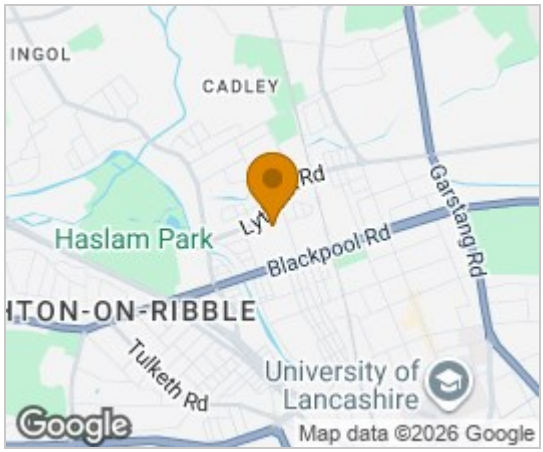
Bedroom 2
UPVC double glazed leaded window, central heating radiator, built-in cupboard.

Bedroom 3
UPVC double glazed window, central heating radiator, loft access.

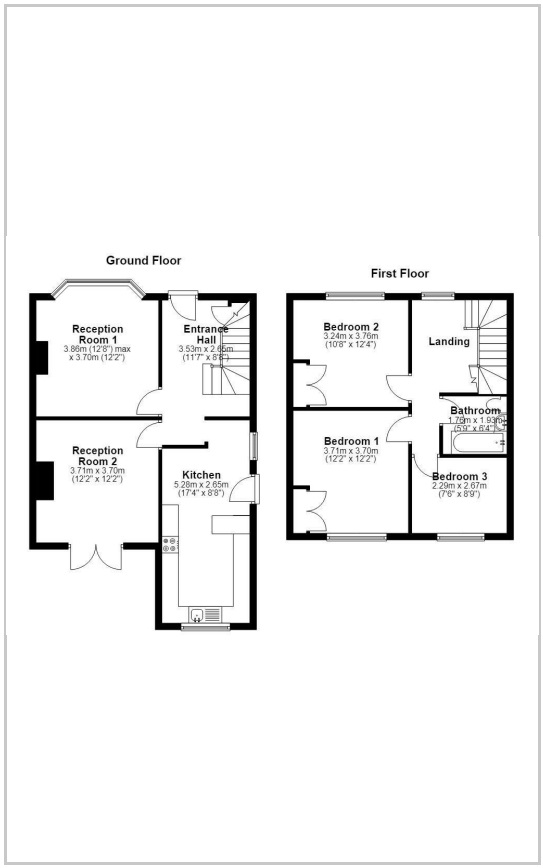
Front
Mature shrubs, stones, concrete path.

Rear
Flagged patio, stones, mature shrubs, shed.

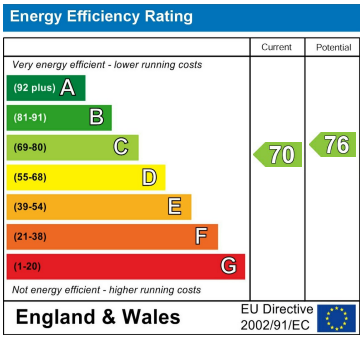
Area Map



Floor Plans



Energy Efficiency Graph



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441 Blackpool Road, Preston, PR2 2LE
Tel: 01772769999 Email: https://guildhalllettings.co.uk/