

GUILDHALL

SALES & LETTINGS



621 Blackpool Road

Ashton-On-Ribble, Preston, PR2 1LH

Offers Over £275,000

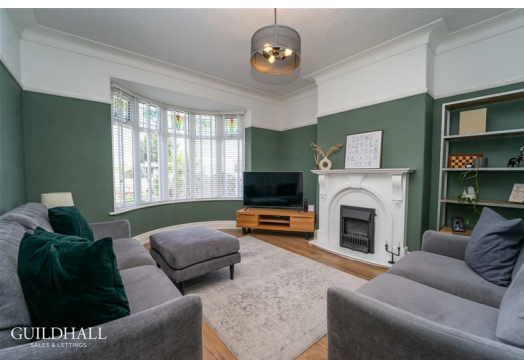


Nestled on the charming Blackpool Road in Ashton-On-Ribble, Preston, this beautifully renovated three-bedroom semi-detached house is a true gem. Full of character, this property offers a delightful blend of modern living and traditional charm, making it an ideal family home. Situated within a highly sought after location, backing onto Ashton Park with direct access.

As you step inside, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The contemporary kitchen is a highlight of the home, featuring modern fixtures and fittings that cater to all your culinary needs. The thoughtful design ensures that this space is both functional and stylish, perfect for family gatherings or quiet evenings in.

The property boasts a luxurious four-piece bathroom suite, offering a serene retreat for unwinding after a long day. Each of the three bedrooms is generously sized, providing comfortable living spaces for family members or guests.

Outside, the house benefits from off-street parking, ensuring convenience for you and your visitors. Additionally, a garage offers extra storage or the potential for a workshop, catering to various lifestyle needs.



Entrance

Wood single glazed frosted stained door, picture rail, panel Lino floor, wood single glazed frosted stained door leading into hall.

Hallway

Central heating radiator, coving, dado rail, smoke alarm, doors leading to bedroom, reception room one, reception room two and kitchen, laminate floor.

Cloakroom

UPVC double glazed window, coving, lino floor.

Reception Room 1

UPVC double glazed stained leaded bay window, central heating radiator, coving, picture rail, fireplace with wood surround, half laminate flooring.

Reception Room 2

2 x UPVC double glazed windows, UPVC double glazed sliding door leading to rear, central heating radiator, coving, fireplace with wood surround, laminate floor.

Kitchen

6 x UPVC double glazed windows, tiled splash back, shaker style wall and base units, laminate worktop, extractor hood, composite sink with mixer tap, flooring, AEG electric hob, double high-rise AEG electric oven, single BEKO dishwasher, tile floor, space for fridge, wood door leading to utility.

Utility

UPVC double glaze window, UPVC double glazed frosted window, central heating vertical radiator, tile splash back, shaker style wall and base units, laminate worktops, plumbing for washing machine, space for fridge freezer, composite double glazed frosted door leading to side, tiled flooring, opening to pantry door leading to WC, Baxi combination boiler.

WC

UPVC double glazed window, central heating radiator, jewel flush WC, wall mounted corner sink, mixer tap, tiled floor.

Landing

Smoke alarm, coving, UPVC double glazed frosted leaded stained window, dado rail, stairs leading to ground floor, doors leading to bedrooms 1, 2, 3 and bathroom.

Bathroom

Four-time spotlights, 2 x UPVC double glazed frosted windows, fully tiled walls, central heating towel radiator, extractor fan, panelled bath with mixer tap, dual flush WC pedestal sink with mixer tap, large walk-in direct shower, lino floor.

Bedroom 1

UPVC double glazed frosted stained bay window, central heating radiator,

Bedroom 2

UPVC double glazed window, central heating radiator, loft access, coving.

Bedroom 3

UPVC double glazed frosted window, 2 x stained leaded windows, central heating radiator.

Front Garden

Mature shrubs, stones, tarmac driveway leading to garage, flagged path leading to front door.

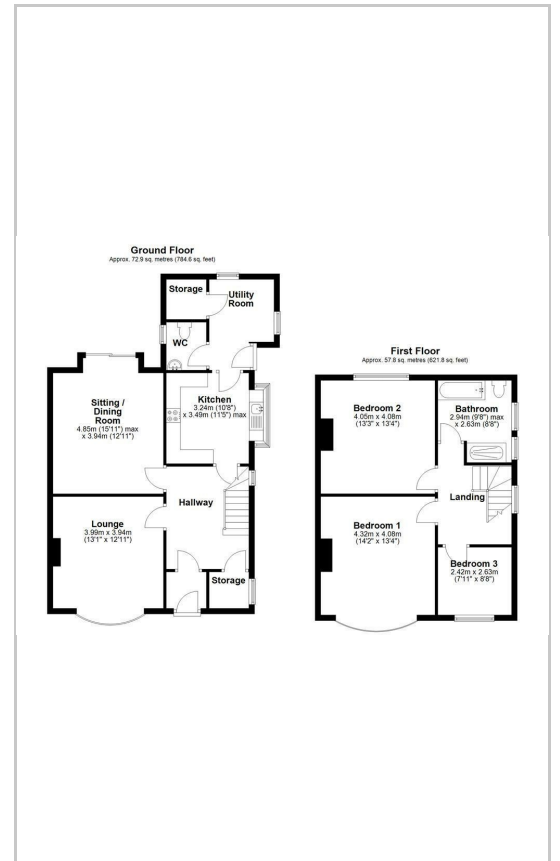
Rear Garden

Mature shrubs, flower beds, laid lawn, access to garage and outbuilding. flagged access to Tarmac Drive.

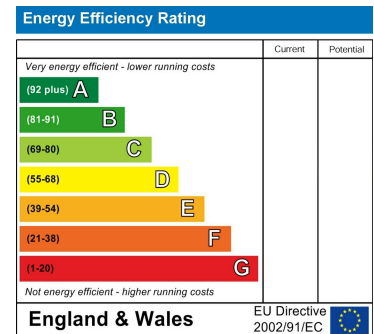
Area Map



Floor Plans



Energy Efficiency Graph



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