

GUILDHALL

SALES & LETTINGS



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103 Shelley Road

Ashton-On-Ribble, Preston, PR2 2DA

Offers Over £210,000

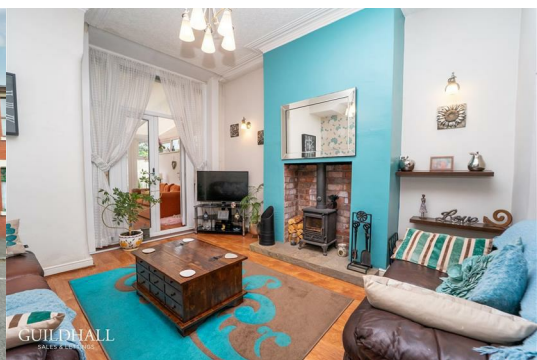


Nestled in the charming area of Ashton-On-Ribble, Preston, this delightful four-bedroom house on Shelley Road is a perfect family home, ready for you to move in. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The fitted kitchen is well-equipped, making meal preparation a pleasure.

One of the standout features of this home is the picturesque mooring canal and access via the tiered rear garden with a decked seating area, offering a serene escape right at your doorstep - perfect for al fresco dining in the summer! Imagine enjoying leisurely strolls along the water or simply unwinding in your garden while taking in the tranquil surroundings.

Additionally, the property includes a convenient downstairs w/c, enhancing the practicality of the living space. To the first floor is a functional and stylish three-piece bathroom suite, catering to the needs of a busy household along with access to three bedrooms and the staircase to the second floor providing access to the spacious master bedroom housing fitted wardrobes and boasting views over Preston.

This home combines comfort, convenience, and a touch of nature, making it an ideal choice for those seeking a welcoming environment in a desirable location. Don't miss the opportunity to make this lovely house your new home.



Entrance

UPVC double glazed frosted window, UPVC double glazed door, picture rail, coving, tile floor, door to hall.

Hall

Central heating radiator, coving, cornice, wood single glazed window, tile floor, door to reception room 2, stairs to first floor.

Reception Room 1

UPVC double glazed window, coving, fireplace, central heating radiator, laminate floor, open to reception 2.

Reception Room 2

UPVC double glazed window x 3, central heating radiator, coving, cast iron fire, laminate floor, UPVC double glazed French doors to sun room.

Sun Room

4 x UPVC double glazed windows, 4 x frosted windows, central heating radiator, laminate floor, open to kitchen, UPVC double glazed door to rear.

Kitchen

UPVC double glazed window, central heating radiator, tiled splash back, paneled-in wall, drawer and base units, laminate worktops, 4 ring electric hob, extractor hood, high rise double oven, stainless steel sink with mixer tap, plumbing for dishwasher and washing machine, space for fridge, door to WC.

WC

Half tiled wall, dual flush WC, pedestal sink with mixer tap, laminate floor.

Landing

Smoke alarm, coving, doors to bedrooms 2, 3, 4 and bathroom, stairs to ground floor and second floor.

Bathroom

UPVC double glazed frosted window, central heating towel radiator, fully tiled wall, dual flush WC, vanity top with wash basin and mixer tap, panelled bath with mixer tap and electric overhead shower, tile floor, concealed Glow-worm combination boiler.

Bedroom 2

UPVC double glazed window, central heating radiator, coving, built-in wardrobe, laminate floor.

Bedroom 3

Central heating radiator, coving, Juliette Balcony, built-in wardrobe, laminate floor.

Bedroom 4

UPVC double glazed window, central heating radiator, coving.

Second Floor

Bedroom 1

UPVC double glazed Velux windows, central heating radiator, fitted wardrobes and views over Preston.

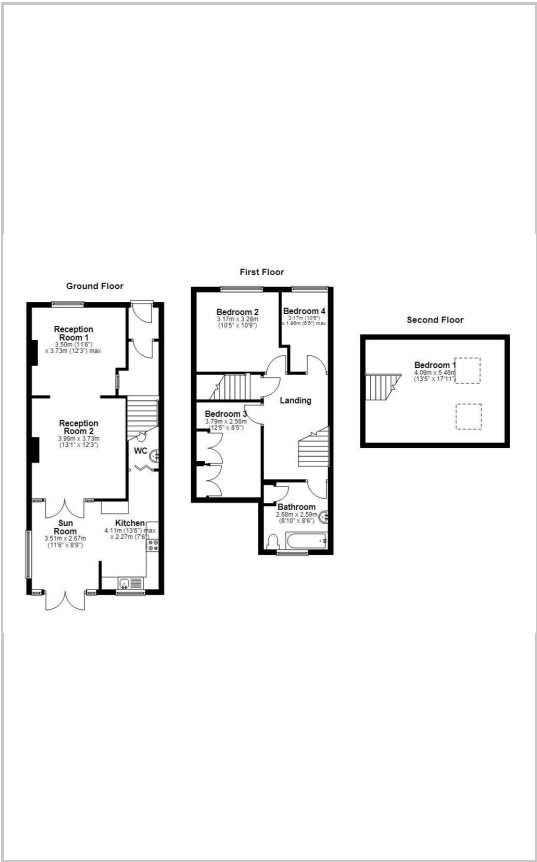
Rear

Decking with access to the mooring canal offering beautiful views, flagged patio seating area and shed.

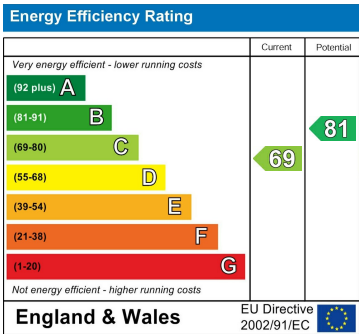
Area Map



Floor Plans



Energy Efficiency Graph



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