

Property Particulars

Lytham Road, Ashton-On-Ribble.



- **Semi Detached Family Home in Great Location**
- **Two Spacious Reception Rooms**
- **Villeroy Boch Bathroom**
- **Rear Enclosed Garden**
- **Three Bedrooms**
- **Newly Fitted Wren Kitchen With Integrated Appliances**
- **Quality Fixtures & Fittings**
- **Driveway, Large Carport & Detached Garage**

£235,000

A beautifully presented traditional semi detached family home in the most sought after location of Ashton. This immaculate property has been very maintained through out and offers, three bedrooms, two spacious reception rooms, contemporary well equipped kitchen, gas central heating and uPVC double glazing. and a stylish Villeroy Boch bathroom. There are gardens to the front and rear as well as a useful carport, with double secure gated access and a detached garage beyond, with power, light and up and over door. Close to excellent local services and amenities and within walking distance of the popular Lane Ends area with all the local business, shops and bus routes. Excellent motorway connectivity. Viewing is essential and we are offering tis property with No Chain Delay

Entrance Hall -

With door to the front, ceiling light, stairs to first floor, doors off and under stairs storage.



Front Lounge - 13' 6" x 10' 10" (4.11m x 3.30m)

With a uPVC double glazed window to the front, marble mantel surround and electric fire, radiator and ceiling light.



Back Lounge - 14' 8" x 10' 10" (4.47m x 3.30m)

With a lovely uPVC double glazed full bay having French doors and side panels overlooking and accessing the rear garden, gas fire, coving to ceiling, ceiling light and radiator.

Kitchen - 9' 1" x 6' 9" (2.77m x 2.06m)

A modern fitted Wren kitchen with a selection of wall, drawer and base units with contrasting working surfaces, integrated appliances comprising induction hob with extractor, electric oven and washing machine, uPVC double glazed windows and door to the rear.



First Floor Landing -

With uPVC double glazed window the side, ceiling light and doors off



Bedroom One - 13' 8" x 10' 8" (4.16m x 3.25m)

With a quality range of fitted wardrobes to one wall, uPVC double glazed bay window, radiator and ceiling light.



Bedroom Two - 13' 0" x 10' 3" (3.96m x 3.12m)

With loft access point having retracting ladder and being boarded out with a Velux roof window. The bedroom has a uPVC double glazed window to the rear, radiator and cupboard housing central heating boiler and plenty of storage.



Bedroom Three - 8' 4" x 5' 6" (2.54m x 1.68m)

A good size with a uPVC double glazed window to the front, ceiling light and radiator.



Bathroom -

A top quality Villeroy and Boch wash hand basin and low suite W.C. panelled bath with shower over, heated towel rail and opaque uPVC double glazed window to the rear.



Outside -

To the side is a great double gated carport on approach to further hard standing to detached garage. There is a lawn area and paved patios.



Garage -

With power and light.

Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm