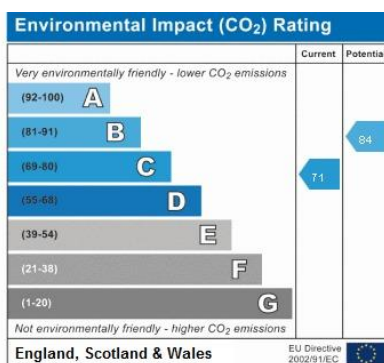
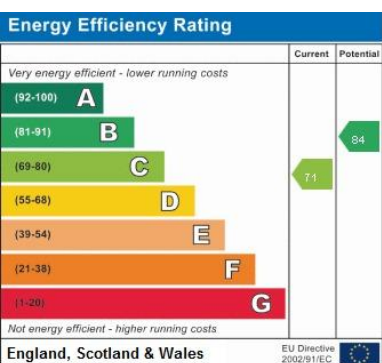




**232 Ashton Bank Way, Ashton-on-ribble, Preston, PR2 1BG**

**Price: £170,000**



- Electric heating
- Double glazing
- Large living room
- Kitchen/Dining room
- En suite to master bedroom
- No Chain!
- Sought after residential location
- Schools nearby

# 232 Ashton Bank Way, Ashton-on-ribble, Preston

## FULL DESCRIPTION

This executive style three bedroom detached residence provides excellent family sized living accommodation with open plan kitchen/dining room, master bedroom en suite, driveway for two cars and gardens to the front and rear. The home is warmed by gas central heating and double glazing. NO CHAIN INVOLVED!!

## ENTRANCE HALL

Double glazed door. Built in store cupboard. Central heating radiator.

## WC

WC. Pedestal hand basin. Central heating radiator. Double glazed window. Extractor fan.

## LOUNGE

15' 4" x 12' 8" (4.69m x 3.87m)

Two central heating radiators. Double glazed window. Arch to kitchen/dining room.

## KITCHEN/DINING ROOM

21' 1" x 9' 1" (6.43m x 2.78m)

Fitted wall and base units. Double glazed french doors to garden. Central heating radiator. Double glazed window. Integrated oven, hob and extractor hood. Plumbed for washing machine. Stainless steel sink unit and mixer tap.

## LANDING

Double glazed window. Spindled staircase and balustrade.

## BEDROOM 1

10' 9" x 9' 10" (3.30m x 3.02m)

Central heating radiator. Double glazed window. French doors to juliet balcony.

## ENSUITE

Shower cubicle. WC. Pedestal hand basin. Double glazed window. Central heating radiator. Extractor fan.

## BEDROOM 2

10' 0" x 9' 9" (3.07m x 2.98m)

Double glazed window. Central heating radiator.

## BEDROOM 3

10' 10" x 7' 10" (3.31m x 2.41m)

Double glazed window. Central heating radiator.

## BATHROOM

Bath. WC. Pedestal hand basin. Central heating radiator. Double glazed window.

## GARDENS

Lawn to front.

Driveway for two cars.

Lawn to rear with patio.



# 232 Ashton Bank Way, Ashton-on-ribble, Preston

## TENURE

The property is **Leasehold**

## COUNCIL TAX

Band ""

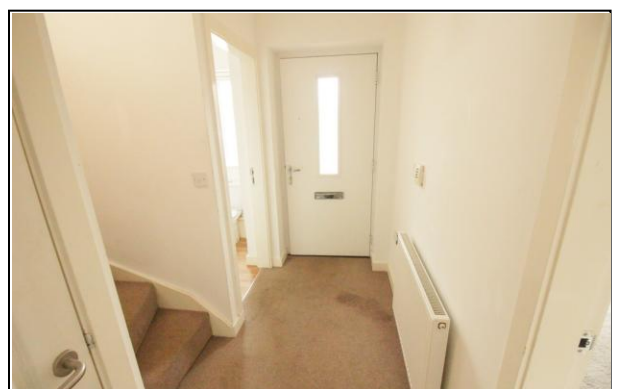
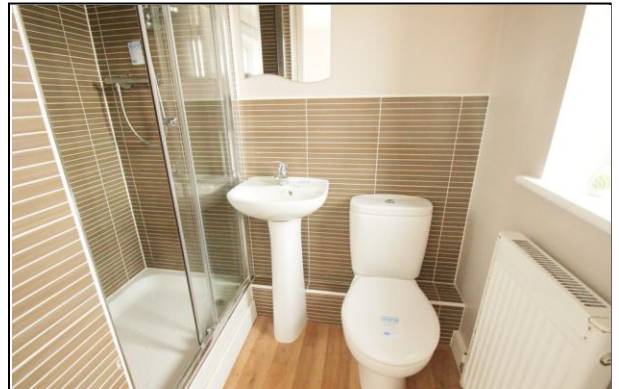
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

| Valuation Band | Council Tax 2017/18 | Council Tax 2018/19 | Council Tax 2019/20 |
|----------------|---------------------|---------------------|---------------------|
| A              | £1104.47            | £1170.70            | £1218.16            |
| B              | £1288.54            | £1365.82            | £1421.19            |
| C              | £1472.62            | £1560.93            | £1624.21            |
| D              | £1656.70            | £1756.05            | £1827.24            |
| E              | £2024.86            | £2146.28            | £2233.29            |
| F              | £2393.01            | £2536.52            | £2639.35            |
| G              | £2761.17            | £2926.75            | £3045.40            |
| H              | £3313.40            | £3512.10            | £3654.48            |

## PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

**02/11/2023**



232 Ashton Bank Way, Ashton-on-ribble, Preston