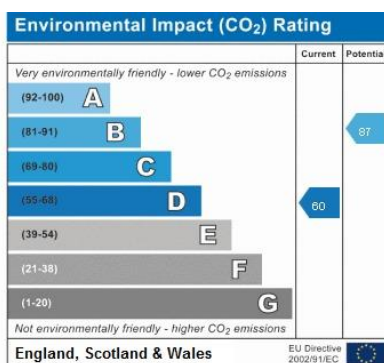
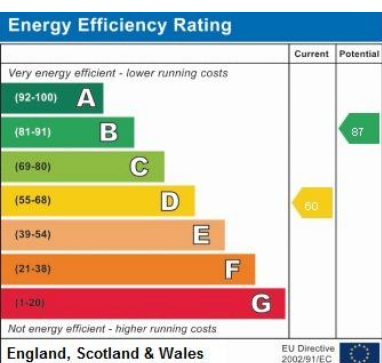




79 Stocks Road, Ashton-on-Ribble, Preston, PR2 2TA

Price: £120,000



- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- Sought after location
- Attractive bathroom
- No Chain
- Schools nearby

79 Stocks Road, Ashton-on-ribble, Preston

FULL DESCRIPTION

This highly sought after part of Stocks Road is located in a convenient residential position close to all local amenities, schools, shops, local business and bus routes. The home is an ideal purchase with a large lounge, fitted kitchen, two bedrooms and an attractive bathroom. The home has a rear patio garden with sunny aspects and provides easy access to the canal network for walks. Be quick to view!

ENTRANCE VESTIBULE

Double glazed door and window.

LOUNGE

13' 4" x 13' 1" (4.08m x 4.00m)

Living flame fire in stylish surround. Double glazed window. Central heating radiator.

KITCHEN/DINING ROOM

10' 6" x 10' 2" (3.21m x 3.10m)

Fitted wall and base units. Double glazed door and window. Plumbed for washing machine. Central heating radiator. Built in under stairs storage cupboard.

STAIRS AND LANDING

Skylight.

BEDROOM 1

12' 4" x 11' 6" (3.77m x 3.51m)

Feature cast iron fireplace. Double glazed window. Central heating radiator.

BEDROOM 2

12' 4" x 7' 4" (3.78m x 2.26m)

Double glazed window. Central heating radiator.

BATHROOM

Bath with mixer shower hose and screen. Fully tiled walls and floor. Double glazed window. WC. Pedestal hand basin.

GARDENS

Paved patio garden to rear with sunny aspects.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

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



79 Stocks Road, Ashton-on-ribble, Preston

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.

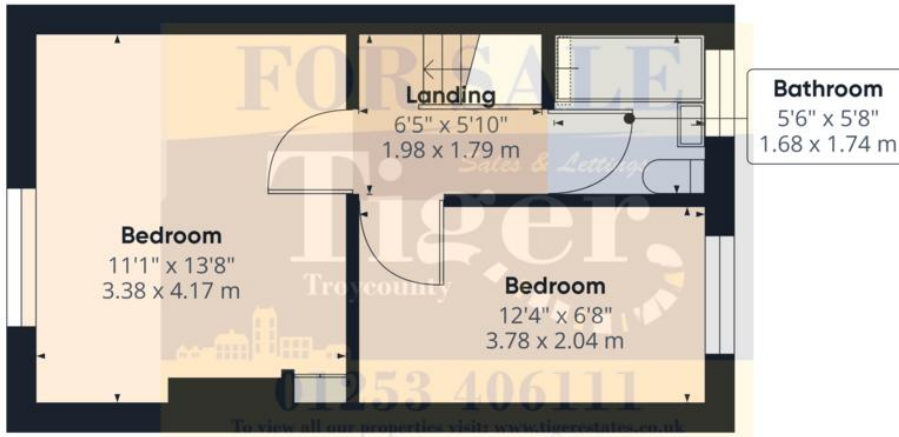
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79 Stocks Road, Ashton-on-ribble, Preston



Ground Floor



Floor 1



Approximate total area⁽¹⁾
595.48 ft²
55.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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