



93 Balcarres Road, Ashton-on-Ribble, Preston, PR2 2DY

Price: £130,000

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- Gas central heating
- Double glazing
- Large living room
- High standard integrated kitchen
- Convenient location
- Attractive bathroom
- Located close to local amenities
- Ideal FTB

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FULL DESCRIPTION

This high standard three bedroom mid terrace house offers spacious living accommodation with a large living room with log burner, fitted kitchen with breakfast bar, downstairs WC and a rear utility room with plumbing for the washing machine. To the first floor are three attractive bedrooms with a family bathroom with bath and over head shower. The home is warmed by gas central heating and double glazing. To the outside is an Indian stone paved patio garden with shed and log store and offers sunny aspects. Be quick to view!

ENTRANCE VESTIBULE

Double glazed door. Tiled floor.

LOUNGE

Laminate floor. Log burner with feature stone surround and hearth. Double glazed window. Central heating radiator.

KITCHEN/BREAKFAST ROOM

Fitted wall and base units. Built in breakfast bar. Stainless steel sink unit and mixer tap. Double glazed door and window. Central heating radiator. Integrated oven, hob and hood. Part tiled.

GROUND FLOOR WC

WC. Hand basin. Double glazed window.

REAR UTILITY ROOM

Plumbed for washing machine.

STAIRS AND LANDING

Central heating radiator.

BEDROOM 1

Double glazed window. Central heating radiator. Cast iron feature fireplace.

BEDROOM 2

Double glazed window. Central heating radiator.

BEDROOM 3

Double glazed window. Central heating radiator. Built in storage cupboard.

BATHROOM

Bath. WC. Vanity hand basin. Double glazed window. Part tiled. Over the bath shower and screen.

GARDENS

Indian stone flagged patio garden to rear with sunny aspects, shed and log store.

Broadband

We are advised that the property can obtain broadband.

Mobile Data

We are advised that you are likely to have mobile phone coverage.

We would suggest that you also make your own enquiries as to mobile data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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TENURE

The property is **Freehold**

COUNCIL TAX

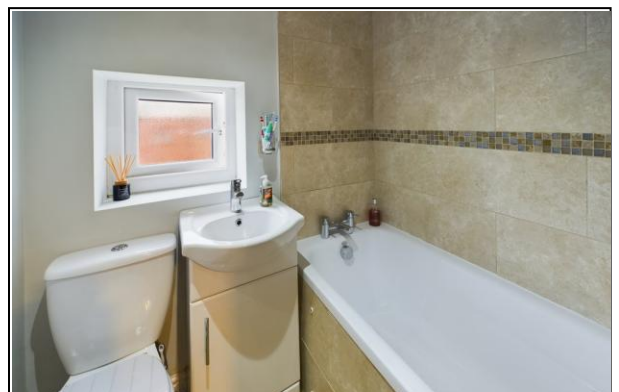
Band "A"

£1570.19

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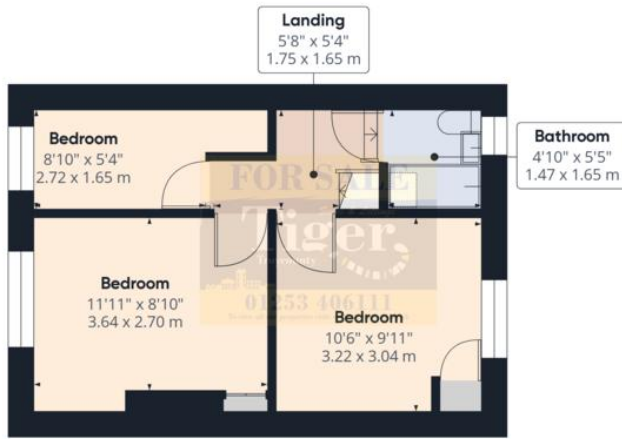
13/08/2024



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
729.15 ft²
67.74 m²

Reduced headroom
3.12 ft²
0.29 m²

(1) Excluding balconies and terraces

Reduced headroom
— Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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