

Property Particulars

Ash Meadow, Lea.



- **Immaculately Semi Detached House**
 - **Lounge Room**
- **Modern Bathroom Suite**
 - **Detached Garage**
- **Two Bedrooms**
- **Stylish Breakfast Kitchen**
 - **Driveway Parking**
 - **Amazing Rear Garden**

£170,000

An immaculate property set in a quiet cul de sac, on the outskirts of Ashton on Ribble. Having been beautifully decorated and presented throughout including a fabulous designed rear sunny private garden. A spacious lounge, well equipped fitted breakfast kitchen, with French doors to the rear garden, two bedrooms, modern bathroom suite, gas central heating and uPVC double glazing. There is driveway parking and a detached garage. Close to main roads and great motorway connectivity, as well as, local schools and services. Viewing is essential to fully appreciate this stunning home.

Entrance Vestibule -

With a composite double glazed door to the front, uPVC double glazed window to the side, laminate flooring, door to the lounge.

Lounge - 13' 4" x 12' 6" (4.06m x 3.81m)

with a uPVC double glazed window to the front, laminate flooring, spotlights, radiator, under stairs storage cupboard, stairs to first floor, door to kitchen/diner.



Kitchen/Diner - 12' 6" x 8' 10" (3.81m x 2.69m)

With a range of wall, drawer and base units with contrasting working surfaces, stainless steel one and half sink with drainer, integrated gas hob with cooker hood over, range of integrated appliances comprising integrated oven, integrated wine fridge, integrated dishwasher and integrated fridge freezer, plumbed for washer, breakfast bar, laminate flooring, radiator, spotlights, uPVC double glazed window and composite double glazed door to the rear.



First Floor Landing -

With built in storage cupboard housing central heating boiler and doors off.

Bedroom One - 12' 7" x 11' 6" (3.83m x 3.50m)

With uPVC double glazed window to the front, spotlights and radiator.



Bedroom Two - 10' 11" x 6' 5" (3.32m x 1.95m)

With uPVC double glazed window to the rear, spotlights and radiator.



Bathroom -

With a three piece suite comprising low suite W.C. pedestal wash hand basin and panelled bath with shower over and glazed screening, spotlights, extractor fan, radiator and uPVC double glazed opaque window to the rear.

Outside -

The front is laid to lawn with block paved driveway on approach to the garage.

Rear Garden -

With stone area, Astroturf lawn, decking area enclosed by fencing and personal door to garage.



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