

Property Particulars

Belmont Road, Ashton-On-Ribble.



- **1900's Mid Terraced House With Many Original Features**
- **Two Double Bedrooms**
- **Useful Loft Room With Staircase**
- **Stunning Leaded Light Sash Windows**
- **Full Renovation Required**
- **Two Spacious Reception Rooms**
- **Gas Central Heating**
- **Great Potential**

£104,950

A great opportunity to buy a traditional 1900 mid terraced home, in the most sought after location of Ashton on Ribble. Retaining many original features, including, stunning original sash leaded light windows to the whole of the front elevation, cast iron feature fireplace and another tiled fireplace both to first floor, coving to ceilings, and even some William Morris (we believe) wallpaper in the main lounge. Although the property needs full renovation, there is gas central heating. There are two double bedrooms, a three piece bathroom, a useful loft room with staircase access and two spacious reception rooms. There is a sunny enclosed rear courtyard. Parking is on street and is within walking distance of the vibrant Lane Ends shopping area with excellent local amenities and services, bus routes and great motorway connectivity. Viewing is essential to fully appreciate the size setting and potential this lovely home has to offer.

Entrance Vestibule -

With door to front and door into the entrance hall.

Entrance Hall -

With original coving to ceiling, stairs to the first floor, radiator, and doors off.



Front Lounge - 12' 3" x 11' 7" (3.73m x 3.53m)

With a stunning original leaded light sash window to the front, "William Morris" wallpaper (we believe), original coving to ceiling and radiator.



Back Lounge - 13' 2" x 12' 7" (4.01m x 3.83m)

With a window to the rear, ceiling light, radiator and door to kitchen

Kitchen - 7' 5" x 7' 6" (2.26m x 2.28m) plus Pantry Room 7' 5" x 3' 1" (2.26m x 0.94m)

With a stainless steel sink unit and base units, door and window to side accessing the rear yard, further pantry room and under stairs storage.



First Floor Landing -

With the original spindled balustrade gallery landing, high ceilings, door accessing stairs to loft room and doors off.



Bedroom One - 15' 10" x 12' 2" (4.82m x 3.71m)

Again with two stunning leaded light original windows to the front, radiator and ceiling light, tiled fireplace.



Bedroom Two - 13' 2" x 10' 0" (4.01m x 3.05m)

Another generous double with window to the rear, fitted wardrobes and built in cupboards, ceiling light and radiator.

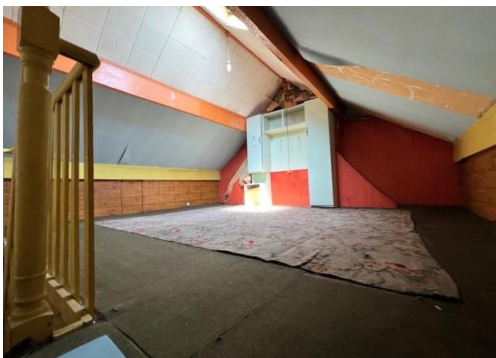


Bathroom - 7' 5" x 7' 6" (2.26m x 2.28m)

With a three piece suite comprising panelled bath, low suite W.C. and pedestal wash hand basin, window to the side.

Loft Room -

With stairs from landing, spindled balustrade and being boarded.



Outside -

To the front is on street parking.

Rear Garden -

To the rear is an enclosed courtyard



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