

## Property Particulars

### Lytham Road, Ashton-On-Ribble.



- **Traditional Semi Detached House**
- **Spacious Family Home**
- **Two Reception Rooms**
- **Quality Integrated Appliances**
- **Desirable & Popular Location**
- **Three Good Bedrooms Fabulous Designed & Well Equipped Kitchen - Lovely Granite Working Surfaces**
- **Modern Bathroom With Spa Bath & Electric Shower**

**£235,000**

A very spacious and well maintained family home in the popular and sought after location of Ashton. This beautiful traditional semi detached house offers, three good size bedrooms, all having an extensive range of fitted bedroom furniture, spacious lounge and dining room, well designed and equipped fitted kitchen with quality granite work surfaces and a great selection of appliances. There is a modern bathroom with a spa bath and electric shower, gas central heating and uPVC double glazing. There is a tandem double garage being attached and integral to the property, which would be ideal if someone was wanting to convert or extend, subject to the necessary planning consent. There is driveway parking and fabulous size south facing rear garden. Within walking distance to the busy Lane Ends and all the local services, amenities on offer. Easy bus routes, local schools and excellent motorway connectivity. Viewing is essential to fully appreciate the size setting and quality of this lovely home.

**Entrance Hall -**

With a uPVC double glazed door to front, stairs to first floor, radiator, laminate flooring, ceiling light and doors of as well as door to the useful integral garage.



**Kitchen/Diner - 17' 1" x 6' 4" (5.20m x 1.93m)**

With a range of wall, drawer and base units with contrasting solid granite working surfaces, quality integrated appliances including double electric fan assisted oven, touch hob with extractor over, dishwasher, space for upright fridge freezer, sink unit and drainer, breakfast bar, maple fitted units with wine rack, under unit lighting, pelmet lights and spot lights.



**Dining Room - 11' 1" x 10' 1" (3.38m x 3.07m)**

With uPVC double French doors accessing patio area and rear gardens, archway to lounge, radiator and ceiling light.



**Lounge - 13' 1" x 12' 2" (3.98m x 3.71m)**

With uPVC double glazed bay window to front, contemporary fire surround with living flame gas fire, radiator, wall lights and ceiling lights.

**First Floor Landing -**

With uPVC double glazed window to the side, gallery landing with loft access via pull down ladder to boarded loft with power and light, doors off.



**Bedroom One - 12' 11" x 8' 1" (3.93m x 2.46m)**

With fully fitted wardrobes, dressing table with pelmet lighting, radiator and uPVC double glazed window with additional triple glazing.



**Bedroom Two - 11' 1" x 8' 6" (3.38m x 2.59m)**

With fitted wardrobes, triple glazed window and radiator



**Bedroom Three - 7' 9" x 7' 1" (2.36m x 2.16m)**

With fitted wardrobes, triple glazed window and radiator.



**Bathroom -**

With a three piece suite comprising low level W.C. pedestal wash hand basin, Spa bath with electric shower over, shower screen, mixer taps with showerhead to bath, opaque uPVC double glazed window to the rear, extractor fan and spot lights.



**Outside -**

To the front there is block paved driveway parking, brick built walls and gate posts with wrought iron railings

**Rear Garden -**

With a central lawn, patio area, pathways and hedge enclosing.



**Garage -**

With up and over electric door, plumbed for washer, workbench and storage shelves and personal door to garden.

**Disclaimer –**

The information displayed about this property within these particular 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**