

Property Particulars

Grosvenor Place, Ashton-On-Ribble.



- **Detached Character Filled Family Home**
- **Three Good Size Bedrooms**
- **Dining Kitchen & Utility Area**
- **Great Size Sunny & Private Rear Garden**
- **Requires Updating**
- **Spacious Lounge & Separate Dining Room**
- **Family Bathroom & Separate WC**
- **Driveway Parking**

Offers in Excess of £265,000

A great opportunity to purchase this amazing character filled traditional detached family home set in the most sought after location of Ashton on Ribble. This beautiful property does require some updating and offers a large main lounge room with breathtaking ornate coving, double glazed bay window to the front, formal dining room with bay window overlooking the private and sunny rear garden and a dining kitchen. There is fabulous turning back staircase to the first floor and there are three good size bedrooms, shower room and separate WC. completing the first floor accommodation. The property has gas central heating and double glazing and offers driveway parking, garden to the front and a very generous private rear garden. Viewing is essential to fully appreciate the size, setting and potential this property has to offer. Close to local services, amenities, bus routes and close proximity to Lane Ends district with its local business, shops, bars and restaurants. Great motorway connectivity. Offered with No Chain Delay.

Entrance Porch -

With a decorative leaded light original sash window to the side, wooden door to the front, original coving to ceiling, part glazed door and side panels to Entrance Hall.



Entrance Hall -

A great size with the original staircase to the first floor, original coving to ceiling, ceiling light, radiator and doors off.

Lounge - 13' 0" x 12' 9" (3.96m x 3.88m)

With a double glazed sash style bay window to the front, skirting radiator, ceiling light, stunning ornate original coving to ceiling.



Dining Room - 15' 4" x 12' 1" (4.67m x 3.68m)

A lovely room with a double glazed sash style bay window to the rear, radiator, ceiling light opening to the dining kitchen.

Kitchen/Diner - 10' 7" x 8' 4" (3.22m x 2.54m)

With a range of wall, drawer and base units with contrasting working surfaces, gas cooker, stainless steel sink and drainer, wall mounted central heating boiler, opens to utility area.



Utility Area - 5' 6" x 4' 3" (1.68m x 1.29m)

With work surface, plumbed for washer, double glazed opaque sash style window and under stairs storage.

Rear Porch -

Being half uPVC double glazed window with door to rear.

First Floor Landing -

Being approached by an original turning back staircase to first floor landing with a double glazed window to the rear, ceiling light and doors off.

Bedroom One - 13' 2" x 12' 9" (4.01m x 3.88m)

With two double glazed sash style windows, original coving to ceiling, ceiling light and radiator.



Bedroom Two - 12' 8" x 11' 3" (3.86m x 3.43m)

Another good double with a double glazed sash style window, original coving to ceiling, ceiling light and radiator.



Bedroom Three - 9' 7" x 9' 5" (2.92m x 2.87m)

With a double glaze sash style window to rear, original coving to ceiling and radiator.

Shower Room -

With a three piece suite comprising wash hand basin, bidet and a quadrant glazed shower compartment with mains shower, tiled elevations, Minton tiled flooring, heated towel rail and opaque double glazed sash style window.



Separate W.C. -

With a two piece suite comprising high suite W.C. and hand basin set in a vanity unit, airing cupboard and opaque double glazed sash style window.

Outside -

Garden fronted with garden hedges and driveway parking.

Rear Garden -

A fabulous size rear garden with central pathway, being sunny and private, brick built garden shed and garden W.C.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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