

Property Particulars

Ground Floor Flat, 71, Wellington Street, Ashton.



- One Bedroom Ground Floor Flat
- Great For Investors or First Time Buyers
- Close To City Centre
- No Chain Delay
- Lounge Dining Area
- Off Road Parking
- Close to Amenities
- Viewings Essential

£59,950

A great first time buyers home being in the handy and sought after location of Ashton. This ground floor flat sits on a gorgeous cobbled street setting with character wrought iron rails to stone steps entering the communal entrance hall. There is a spacious lounge and dining area with a large bay window to the rear creating a great amount of natural light, flooding this area with it's lovely tall ceilings, creating a great feel throughout the flat. There is a fitted kitchen, three piece bathroom suite, and a spacious master bedroom. There is electric heating provided by electric storage and slim line heaters. To the rear there is vehicular access for residents parking. This property is close to excellent local amenities, services and Preston Docklands with all the great stores and restaurants and bars on offer, also close proximity to Preston City Centre. Viewing is essential to fully appreciate the size, setting and great value for money this property offers. This property is offered with No Chain Delay.

Communal Entrance Hall -

With door to front elevation from the communal hallway, door to the ground floor.

Entrance -

Opens to lounge and doors off, secure door access from communal hall, electric style heater.

Lounge/Diner - 22' 6" x 10' 9" (6.85m x 3.27m)

A lovely room with a large bay window to the rear permitting lots of natural light to the lounge and dining area, slim line electric heater.



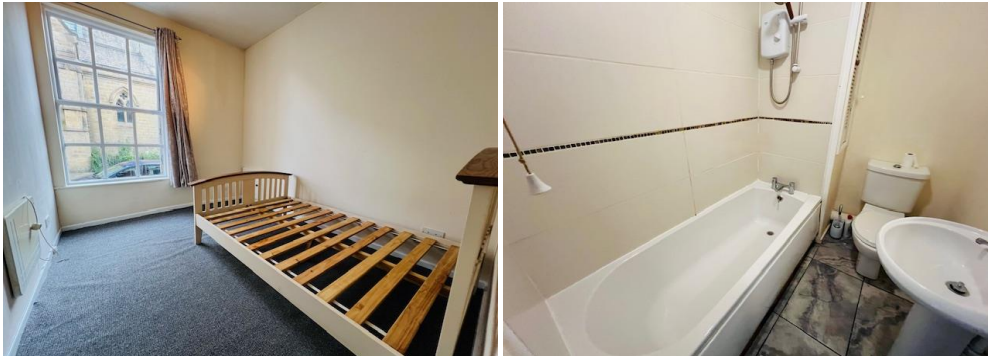
Kitchen - 9' 6" x 7' 3" (2.9m x 2.21m)

With a range of wall, drawer and base units with contrasting working surfaces, sink and drainer unit, plumbed for washer, electric oven and window to rear.



Bedroom One - 10' 11" x 9' 0" (3.34m x 2.75m)

With window to front, ceiling light and slim line heater.



Bathroom -

With a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low suite W.C. extractor fan

Outside -

Being situated on a wonderful cobbled street with wrought iron railings to the stone steps approaching the front door.



Rear -

There is a car park to the rear for resident parking.



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