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## 19 Beech Grove

, Ashton-On-Ribble, PR2 1DX

£325,000



**\*\*THREE BEDROOMED DETACHED PROPERTY IN A POPULAR LOCATION\*\***

Guildhall Sales and Lettings are pleased to present this spacious three bedroomed detached property to the market. Situated in the heart of Ashton-On-Ribble, within close proximity to local amenities, commuter links and schools, this property is ideal for a growing family and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and access to understairs storage, two reception rooms and the fitted kitchen. From the kitchen is open access to the utility room which provides access to the rear and the ground floor WC. To the first floor are three spacious bedrooms and a three piece shower room.

Externally to the front of the property is a paved patio seating area and access to the garage. To the rear of the property is an enclosed laid to lawn garden and a further patio seating area.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999. For the latest upcoming properties, make sure you are following our Instagram @guildhall\_ea and Facebook @guildhallsalesandlettings.



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## Ground Floor

### Entrance Hallway

Composite double glazed entrance door, picture rail, coving, ceiling rose, stairs to the first floor, understairs storage and doors to two reception rooms and kitchen.

### Reception Room One 12'9 x 12' (3.89m x 3.66m)

Central heating radiator, gas fire with granite surround, two feature wall lights, coving and UPVC double glazed French doors to the rear.

### Reception Room Two 12'9 x 11'10 (3.89m x 3.61m)

UPVC double glazed bay window, central heating radiator, gas fire with granite surround, two feature wall lights, coving and ceiling rose.

### Kitchen 15'9 x 7'9 (4.80m x 2.36m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite surfaces, breakfast bar, stainless steel one and a half bowl sink with drainer and mixer tap, oven, grill and microwave in a high rise unit, four ring induction hob, extractor hood, integrated dishwasher, spotlights, tiled flooring and open to the utility.

### Utility Room 11'2 x 7'9 (3.40m x 2.36m)

UPVC double glazed window, range of wall and base units with granite effect surfaces, plumbing for washing machine, space for fridge and freezer, spotlights, tiled flooring, door to the WC and door to the side elevation.

### WC 4'3 x 2'7 (1.30m x 0.79m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

## First Floor

### Landing

Picture rail, ceiling rose, fitted storage and doors to three bedrooms and shower room.

### Bedroom One 12'9 x 11'10 (3.89m x 3.61m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes and two feature wall lights.

### Bedroom Two 12'9 x 11' (3.89m x 3.35m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes and picture rail.

### Bedroom Three 12'9 x 8'10 (3.89m x 2.69m)

UPVC double glazed bay window, central heating radiator and picture rail.

### Shower Room 8'3 x 5'4 (2.51m x 1.63m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, spotlights and tiled flooring.

## External

### Front

Paved patio and access to the garage.

### Garage 15'6 x 9'10 (4.72m x 3.00m)

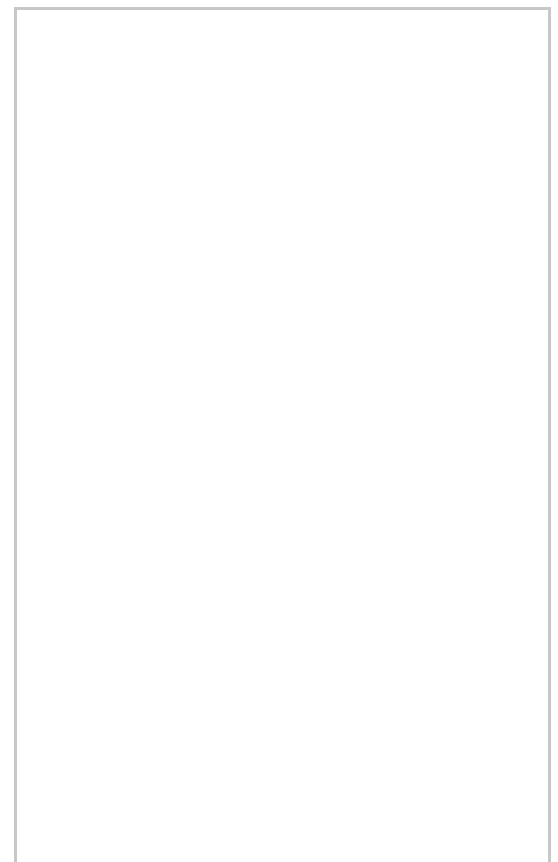
### Rear

Enclosed laid to lawn garden with paved patio.

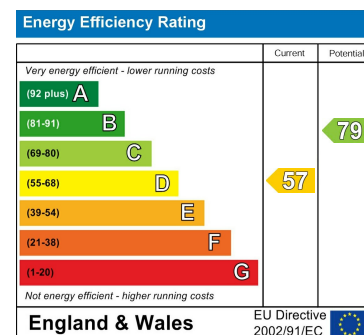
## Area Map



## Floor Plans



## Energy Efficiency Graph



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