

GUILDHALL

SALES & LETTINGS



44 Windsor Avenue

Ashton-On-Ribble, Preston, PR2 1JD

Asking Price £230,000



****SPACIOUS THREE BEDROOMED SEMI-DETACHED PROPERTY IN A DESIRABLE LOCATION****

Guildhall Sales and Lettings are pleased to present this deceptively spacious, three bedroomed semi-detached property to the market. Situated in the popular area of Ashton On Ribble, within close proximity to local amenities, commuter links and schools. Boasting well proportioned rooms and lots of potential, this property is ideal for a growing family and internally comprises briefly:

Entrance through to entrance hallway providing access to three reception rooms and the kitchen. The kitchen provides access to the ground floor WC and utility area. To the first floor are three generously sized bedrooms and a four piece family bathroom suite.

Externally to the rear of the property is a laid to lawn garden and to the front of the property is a driveway providing off road parking for 1 vehicle.

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.



Ground Floor

Entrance

Composite double glazed front entrance door to the entrance hallway.

Entrance Hallway

Wood effect laminate flooring, coving to the ceiling and doors to reception rooms one and two, the kitchen and B

Reception Room One 12' x 11'6 (3.66m x 3.51m)

Double glazed bay window, central heating radiator, coving to the ceiling, ceiling rose and a gas fire with a wooden mantle.

Reception Room Two 13'2 x 10'8 (4.01m x 3.25m)

Coving to the ceiling, wood effect laminate flooring, gas fire and is open to the back area.

Bedroom Four 9'3 x 8'10 (2.82m x 2.69m)

Double glazed window with loft access.

Back Area 9'9 x 5'4 (2.97m x 1.63m)

Metal sliding doors to the rear.

Kitchen Diner 17'3 x 14'8 (5.26m x 4.47m)

Double glazed window, French doors to the rear, fitted with a range of wall and base units with wood surfaces, oven with a six ring gas hob and extractor hood, ceramic sink with an integrated drainer, integrated dish washer and fridge freezer, spotlights and tiled effect laminate flooring.

Utility / Under Stairs Storage 10'4 x 6'3 (3.15m x 1.91m)

Tile effect laminate flooring and space for a washing machine and dryer.

Ground Floor WC 3'8 x 2'3 (1.12m x 0.69m)

Dual flush WC and a pedestal wash basin with mixer tap.

First Floor

Landing

Loft access and doors to three bedrooms and the family bathroom.

Bedroom One 12' x 11'5 (3.66m x 3.48m)

Double glazed window, central heating radiator, open fire place and fitted wardrobes.

Bedroom Two 13'2 x 10'8 (4.01m x 3.25m)

Double glazed window, central heating radiator, fitted wardrobes and open fireplace.

Bedroom Three 8'9 x 6'3 (2.67m x 1.91m)

Double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom 8'7 x 6'10 (2.62m x 2.08m)

Double glazed frosted window, central heated towel rail, dual flush WC, panelled bath, pedestal wash basin, direct feed power shower enclosure, tiled flooring and partially tiled elevations.

External

Front

Driveway providing off road parking for 1 vehicle.

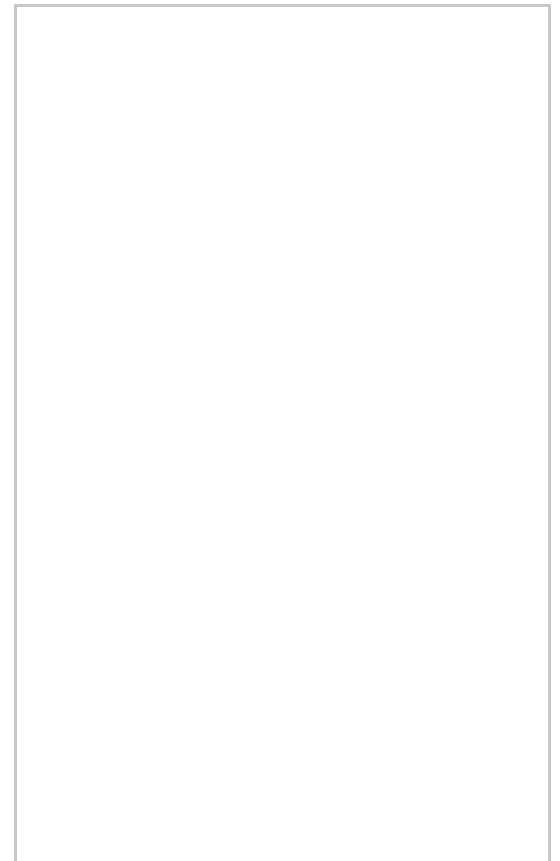
Rear

Laid to lawn garden

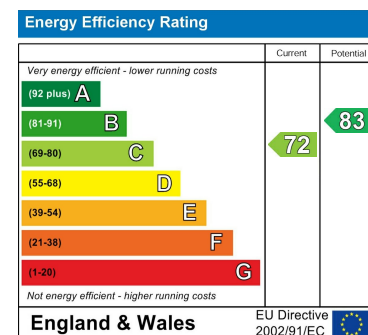
Area Map



Floor Plans



Energy Efficiency Graph



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