

GUILDHALL

SALES & LETTINGS



129 Roebuck Street

, Ashton-On-Ribble, PR2 2BQ

£160,000



A SUPERB TWO BEDROOM SEMI DETACHED HOME IN A CONVENIENT AREA

Welcome to Roebuck Street, Preston. A deceptively spacious and beautifully presented two bedroom semi detached home. Boasting a reception room, modern fitted kitchen and a bright conservatory that overlooks the enviable South facing garden. As well as having two spacious bedrooms and off road parking. This property is perfectly suited to a couple or small family looking for a fantastic home ready to move straight into! Situated within walking distance to local bus routes to neighbouring towns, and only a short drive into Preston City centre where you will find shops, bars and amenities. View early to avoid disappointment!

The property comprises briefly; entrance via the hallway into a welcoming reception room that has a door to the kitchen and staircase to the first floor. The kitchen is spacious and has French doors to the conservatory that leads out to the garden. The first floor landing houses doors on to two bedrooms and a three piece bathroom. Externally to the rear of the property is an enclosed laid to lawn garden with bedding areas, slate chippings and timber shed. The front of the property has slate chipped areas and off road parking for one car.



Ground Floor

Entrance Hallway 3'8 x 3'5 (1.12m x 1.04m)

Composite entrance door, wood effect flooring and door to reception room.

Reception Room 14'1 x 12'3 (4.29m x 3.73m)

UVPC double glazed window, central heating radiator, TV point, wall mounted electric fire, stairs to first floor and door to kitchen,.

Kitchen 12'3 x 10'2 (3.73m x 3.10m)

Hardwood double glazed window, vertical central heating radiator, wood panelled wall and base units with laminate worktops, single electric oven with four ring gas hob, tiled splashback, extractor fan, stainless steel sink with draining board and mixer tap, integral dishwasher and washing machine, space for fridge freezer, wood effect flooring and French doors to conservatory.

Conservatory 10'10 x 9'3 (3.30m x 2.82m)

UPVC double glazed windows, tiled flooring, UPVC French doors to rear.

First Floor

Landing

UPVC double glazed window, loft access and doors to two bedrooms and bathroom.

Bedroom One 12' x 10'9 (3.66m x 3.28m)

UPVC double glazing window and central heating radiator.

Bedroom Two 10'2 x 6'11 (3.10m x 2.11m)

UPVC double glazing window and central heating radiator.

Bathroom 7'2 x 4'11 (2.18m x 1.50m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, panelled bath with direct feed shower and rinse head, part tiled elevation and laminate flooring.

External

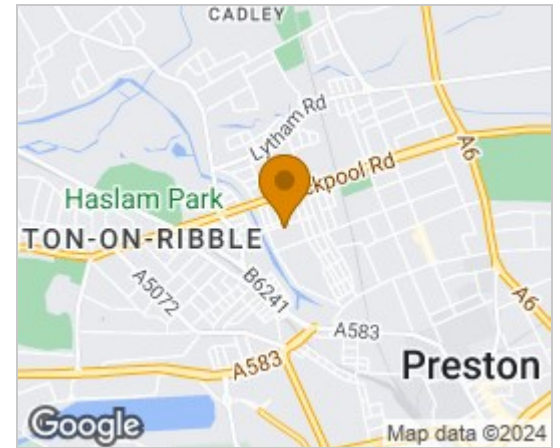
Front

Enclosed garden with slate chipping and driveway providing off road parking.

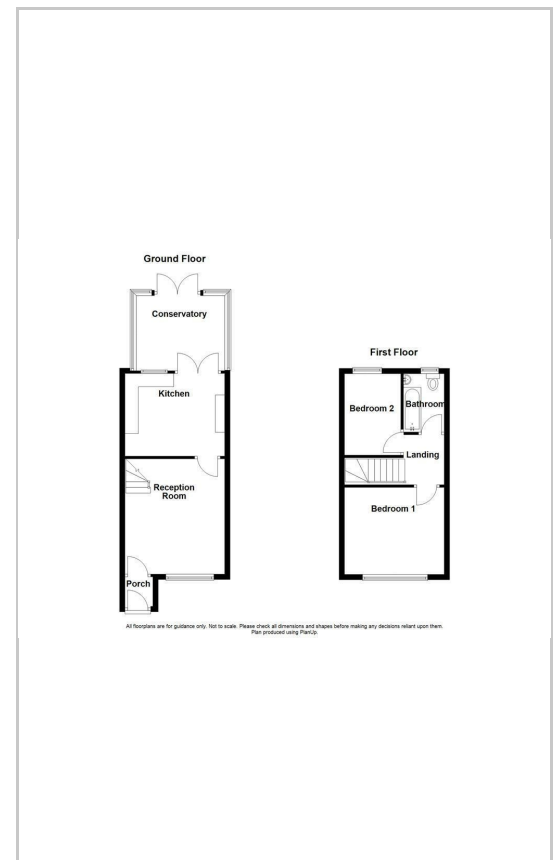
Rear

Enclosed laid to lawn, bedding areas, slate chippings and timber shed.

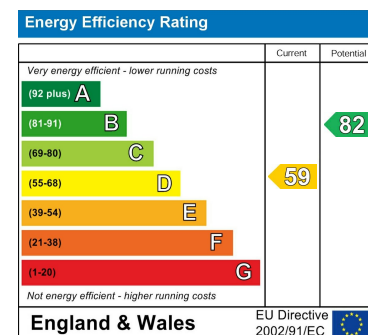
Area Map



Floor Plans



Energy Efficiency Graph



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