

# GUILDHALL

SALES & LETTINGS



## 13 St Walburge Avenue, PR2 2QT

### Offers Over £190,000

Welcome to St Walburge Avenue, a charming semi-detached house located in the sort after area of Ashton-on-Ribble. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms a family bathroom and one of the bedrooms having access to its very own en-suite, there is ample space for everyone in the household.

One of the standout features of this property is the detached garage, providing convenient parking or extra storage space. In addition to the garage, there is a driveway available, ensuring that parking will never be an issue.

With no chain involved, the process of making this house your home is made even smoother. Don't miss out on the opportunity to own this lovely property in a sought-after location.

Property comprises briefly; Entrance into hallway, with staircase to first floor and access into reception room, from reception room one is access into reception room two with access to rear garden and open access into kitchen, kitchen also has access to rear garden. From the first floor is access into three bedrooms, family bathroom and staircase to second floor. To the second floor is one large bedroom with access to its very own en-suite.

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

### **Entrance hallway**

Central heating radiator, laminate flooring, staircase to first floor and access into reception room one

### **Reception room one 12'9' x 12'0' (3.89m' x 3.66m')**

Double glazed window, central heating radiator, electric fire with fireplace, under stairs storage cupboard and access into reception room two

### **Reception room two 10'10' x 7'6' (3.30m' x 2.29m')**

Patio doors into garden, central heating radiator and open access into kitchen

### **Kitchen 10'10' x 7'1' (3.30m' x 2.16m')**

Double glazed window, door to rear garden, tiled flooring. Kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, integrated oven with a four ring hob, spaces for fridge/freezer & washing machine.

## **First floor**

### **Landing**

Landing with staircase to second floor and access into bedrooms two, bedroom three, bedroom four and family bathroom

### **Bedroom two 15'5' x 8'5' (4.70m' x 2.57m')**

Double glazed window, central heating radiator, fitted wardrobes

### **Bedroom three 8'9' x 8'8' (2.67m' x 2.64m')**

Double glazed window, central heating radiator, laminate flooring

### **Bedroom four 6'7' x 6'0' (2.01m' x 1.83m')**

Double glazed window, central heating radiator, laminate flooring

### **Bathroom 5'10' x 5'9' (1.78m' x 1.75m')**

Double glazed window, tiled walls, tiled flooring, bath with shower, wash basin and toilet

## **Second floor**

### **Bedroom one 18'3' x 11'9' (5.56m' x 3.58m')**

Double glazed window, velux window, ceiling spot lights, central heating radiator and access into en-suite

### **En-suite 6'11' x 6'3' (2.11m' x 1.91m')**

Double glazed window, tiled floors, walls partially tiled, shower cubicle, wash basin and toilet

## **External**

### **Garage**

Detached garage to rear

### **Front**

Enclosed front garden, on street parking

## **Rear**

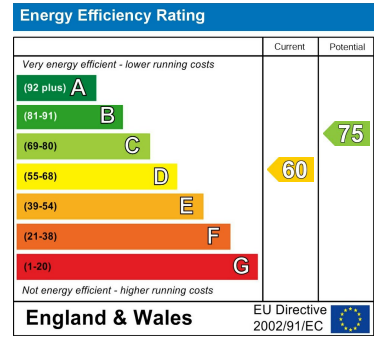
Enclosed rear garden, access to detached garage



## Area Map



## Energy Efficiency Graph



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