

GUILDHALL

SALES & LETTINGS



80 Powis Road

Ashton-On-Ribble, Preston, PR2 1AD

£260,000



Guildhall Sales and Lettings are pleased to introduce this well presented, three bedroomed semi-detached property to the market. Situated within the well sought after area of Ashton-On-Ribble, within close proximity to local amenities, schools and commuter links. Boasting neutral decor and deceptively spacious accommodation throughout, this property is well suited for families and internally comprises briefly:

Entrance through to entrance hallway housing the staircase to the first floor and doors to two reception rooms, the kitchen diner and the converted garage of which is currently being utilised as a fourth bedroom. To the first floor are three good sized bedrooms and a three piece shower room.

Externally to the rear of the property is an extensive enclosed laid to lawn garden with a decked patio seating area, stone chipped area, wood chipped areas and access to the shed. To the front of the property are further wood chipped areas with mature shrubs and a driveway providing off road parking.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

Entrance Porch 3'3" x 8'2" (1.0 x 2.5)

Doors to the entrance hallway and the converted garage.

Converted Garage 9'2" x 12'1" (2.8 x 3.7)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, wash basin with traditional taps and is currently being utilised as a fourth bedroom.

Entrance Hallway

Staircase to the first floor, under stairs storage and doors to two reception rooms and the kitchen.

Reception Room One 12'1" x 14'5" (3.7 x 4.4)

UPVC double glazed bay window, central heating radiator, coving to the ceiling, feature wall lights and gas fireplace with hearth and surround.

Reception Room Two 12'1" x 13'9" (3.7 x 4.2)

UPVC double glazed French rear entrance doors, central heating radiator, coving to the ceiling, feature wall lights and gas fireplace with hearth and surround.

Kitchen Diner 16'8" x 10'5" (5.1 x 3.2)

Three UPVC double glazed frosted windows, UPVC double glazed rear entrance door, central heating radiator and is fitted with a range of wall and base units with granite effect surfaces and tiled splashbacks, integrated oven with a four ring hob and extractor hood, stainless steel sink, drainer and mixer tap, space for a fridge freezer, plumbing for a washing machine, space for a tumble dryer and tiled flooring.

First Floor

Landing

Doors to three bedrooms and the family bathroom.

Bedroom One 12'1" x 13'5" (3.7 x 4.1)

UPVC double glazed window, central heating radiator and fitted wardrobes with dressing table.

Bedroom Two 11'9" x 10'9" (3.6 x 3.3)

UPVC double glazed window and a central heating radiator.

Bedroom Three 7'10" x 7'2" (2.4 x 2.2)

UPVC double glazed window and a central heating radiator.

Bathroom 7'6" x 7'6" (2.3 x 2.3)

UPVC double glazed frosted window, under floor heating, vanity hand wash basin with mixer tap, dual flush WC, shower enclosure with shower seat and over head shower, tiled flooring, extractor fan and fully tiled elevations.

External

Rear

Enclosed laid to lawn garden with a decked patio seating area, stone chipped area, wood chipped areas and access to the shed.

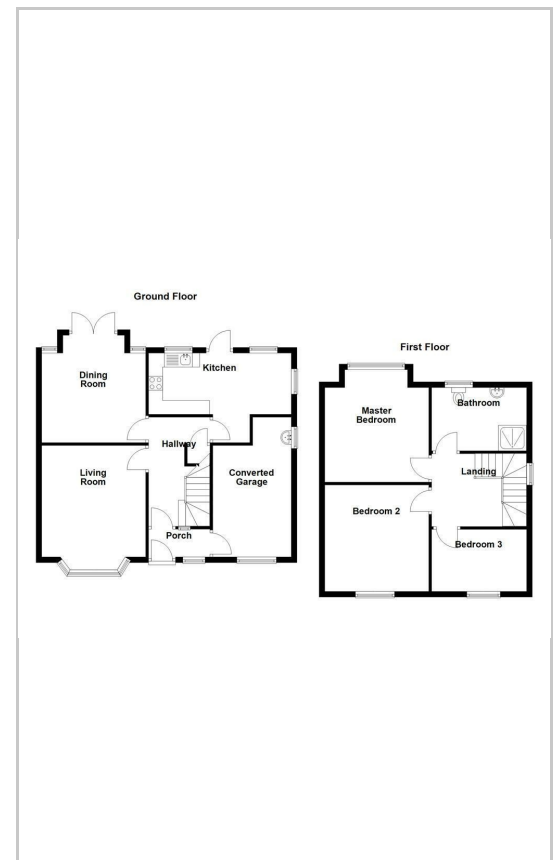
Front

Wood chipped area with mature shrubs and a driveway providing off road parking.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	75
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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