

GUILDHALL

SALES & LETTINGS



14 First Avenue

Ashton-On-Ribble, Preston, PR2 1JQ

£325,000



A charming semi-detached 4-bedroom family home, offering a wealth of original features and fantastic potential to create your ideal space. The property showcases solid wood doors, decorative floor tiles, picture rails, and a beautiful fireplace, blending character with modern possibilities.

Conveniently located across the road from the Outstanding St. Andrews C.E Primary School, this home is ideally positioned for families. It also offers significant potential for expansion, with a large loft space that could be further developed to suit your needs.

The property benefits from a reinforced concrete driveway with double gates, ensuring secure off-road parking for 4+ cars. At the rear, you'll find secure parking with a set of gates, in addition to a single integrated garage.

Set on a desirable corner plot, this property boasts the largest garden on the street, with two well-maintained lawns and sunshine throughout the day, offering an idyllic outdoor retreat. With ample room to extend and enhance, this home is full of potential and ready for its next chapter.



Ground Floor

Hallway 12'5" x 7'6" (3.8m x 2.3m)

Lounge 15'1" x 12'5" (4.6m x 3.8m)

WC

Integral Garage 15'8" x 8'2" (4.8m x 2.5m)

Dining Room 13'1" x 12'1" (4.0m x 3.7m)

Kitchen/diner 21'11" x 17'4" (6.7m x 5.3m)

First Floor

Landing 9'6" x 7'2" (2.9m x 2.2m)

Bedroom One 13'1" x 11'5" (4.0m x 3.5m)

Bedroom Two 13'1" x 12'1" (4.0m x 3.7m)

Bedroom Three 9'6" x 8'6" (2.9m x 2.6m)

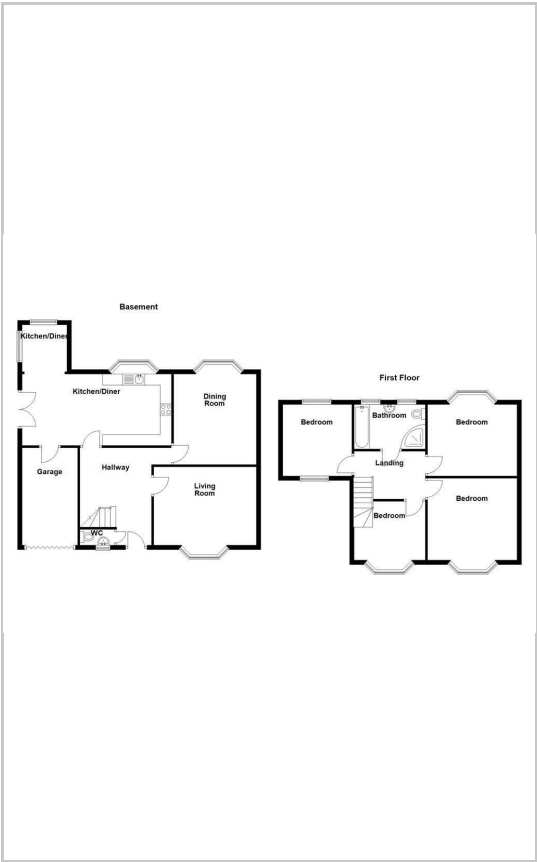
Bedroom Four 10'5" x 10'2" (3.2m x 3.1m)

Bathroom 10'5" x 6'6" (3.2m x 2.0m)

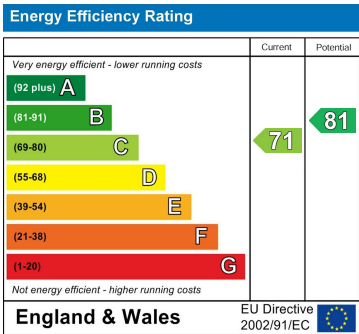
Area Map



Floor Plans



Energy Efficiency Graph



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