

GUILDHALL

SALES & LETTINGS



22 Birch Avenue

Ashton-On-Ribble, Preston, PR2 1JU

Asking Price £350,000



****WELL PRESENTED TWO/THREE BEDROOMED DETACHED DORMER BUNGALOW****

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

Entrance through to the entrance hallway providing access to the a three piece shower room, main bedroom, two reception rooms and the fitted kitchen with access to the conservatory housing rear entrance patio doors. The second reception room is currently being utilised as a bedroom and houses the staircase to the first floor leading to a further room with access to the WC and storage.

Externally to the rear is an extensive laid to lawn garden with mature shrubs, a paved patio seating area and planted bedding areas. To the front is a driveway providing off road parking for multiple vehicles.

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



Ground Floor

- Entrance Porch 4'7" x 3'11" (1.4 x 1.2)
- Entrance Hallway 16'0" x 4'7" (4.9 x 1.4)
- Reception Room One 12'5" x 11'9" (3.8 x 3.6)
- Kitchen 11'5" x 14'9" (3.5 x 4.5)
- Bathroom 6'10" x 6'2" (2.1 x 1.9)
- Bedroom One 11'9" x 13'1" (3.6 x 4.0)
- Reception Room Two / Bedroom Two 10'5" x 10'2" (3.2 x 3.1)
- Conservatory 11'9" x 11'5" (3.6 x 3.5)

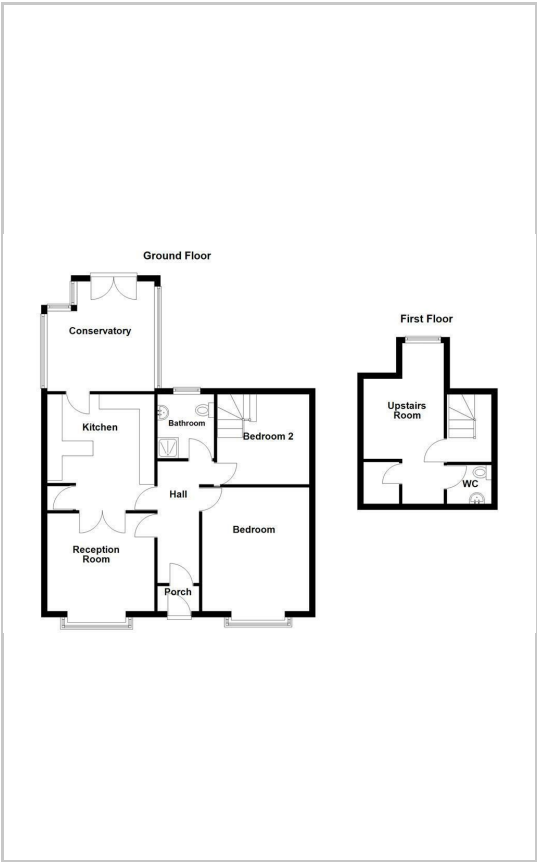
First Floor

- Upstairs Room 16'4" x 10'9" (5 x 3.3)
- WC 4'3" x 3'3" (1.3 x 1.0)

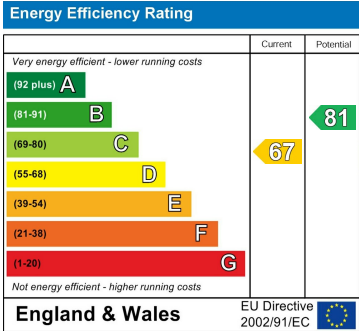
Area Map



Floor Plans



Energy Efficiency Graph



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