



GUILDHALL
SALES & LETTINGS

2 Larches Lane

Ashton-On-Ribble, Preston, PR2 1NJ

Offers Over £450,000



Nestled in the charming area of Ashton-On-Ribble, this delightful detached house at 2 Larches Lane offers a perfect blend of modern living and comfort. With four spacious bedrooms, this extended property is ideal for families seeking ample space and a welcoming atmosphere.

Upon entering, you will be greeted by an open kitchen and dining room that has been beautifully renovated to a high standard. This inviting space is perfect for both everyday family meals and entertaining guests, providing a warm and stylish environment for all occasions. The contemporary design and thoughtful layout ensure that the heart of the home is both functional and aesthetically pleasing.

The property also boasts the convenience of off-street parking, a valuable feature in this sought-after location. Residents will appreciate the proximity to local amenities, making daily errands and leisure activities easily accessible. Whether you are looking for shops, parks, or schools, everything you need is just a stone's throw away.

This home is not just a place to live; it is a sanctuary where you can create lasting memories. With its generous living space, modern renovations, and prime location, 2 Larches Lane is a wonderful opportunity for those



Entrance Hall

Composite leaded frosted door. UPVC double glazed frosted window, central heating radiator, 6 x spot lights, stairs to first floor, doors to reception room 1, kitchen, utility & WC. Tiled floor.

WC

Wall mounted dual flush WC, wall mounted sink, extractor fan, tiled wall and floor.

Reception Room 1

UPVC double glazed bay window, central heating radiator, electric fire, marble surround and hearth.

Kitchen/ Reception Room 2

3 x UPVC double glazed windows, UPVC bi-folding door leading to rear, central heating radiator, media wall with electric fire, in-set sink and mixer tap, hood with extractor, 4 ring induction hob, integrated combination microwave, electric oven and fridge freezer, plumbing for dishwasher, bin storage, high gloss wall and base units, quartz units, smoke alarm, 11 x spot lighting, under floor heating, door leading to utility.

Utility

4 x Spot lighting, central heating radiator, high gloss wall and base units, laminate worktops, composite sink with mixer tap, plumbing for washer dryer.

Landing

Loft access. stairs to ground floor, doors to bedroom 1,2,3,4 and bathroom.

Bathroom

UPVC double glazed frosted window, 4 x spot lighting, central heating towel radiator, tiled wall and floor, wall mounted vanity wash basin with mixer tap, dual flush WC, P-Shape panelled bath and waterfall main feed shower rinse head.

Bedroom 1

UPVC double glazed window, central heating radiator, door to cupboard and en-suite.

En-Suite

UPVC double glazed frosted glass window, central heating towel radiator, tiled floor and walls, 6 x spot lights, walk-in shower, dual flush WC, wall mounted vanity sink with mixer tap.

Bedroom 2

UPVC double glazed bay window, central heating radiator.

Bedroom 3

UPVC double glazed window, central heating radiator, built-in wardrobes.

Bedroom 4

UPVC double glazed window, central heating radiator.

Front

Indian stone paved driveway leading to garage, mature shrubs, laid to lawn.

Rear

Indian stone paving, laid to lawn, pergola.

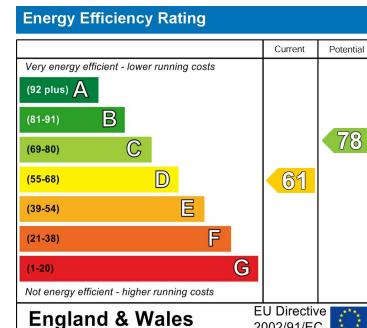
Area Map



Floor Plans



Energy Efficiency Graph



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