



love2move.co.uk

Your high street estate agent online



202 | Shelley Road | Ashton-On-Ribble | PR2 2BX

£120,000

Book a viewing

Chat to seller

love2move present to the market for sale, Shelley Road. This two bedroom end terrace property is ideal for First Time Buyers. The property is located within walking distance to local amenities with good links to the town centre. Well-presented accommodation is spread across two floors with the ground floor comprising of: entrance, lounge and kitchen. To the first floor, there are two bedrooms and a bathroom. Externally, the property has an allocated parking space to the front, and a flagged patio yard to the rear. Viewings are recommended and can be booked via the love2move website.





love2move with MovingWorks



Entrance Hallway

Door to front. Laminate flooring. Feature radiator cover.

Kitchen

Excellent modern range of eye and low level units with stainless steel sink and drainer. Four ring gas hob and electric oven. Integrated appliances include dishwasher, washing machine and tall fridge-freezer. Tiled floor and part tiled walls. Window to front.

Lounge

Feature gas fire. Laminate flooring. French doors to the rear. Access to under stairs cupboard.

First Floor Landing

Window to side. Loft access. Storage cupboard.

Bedroom One

Modern fitted carpet. Two windows to the rear. Fitted wardrobes.

Bedroom Two

Integrated cupboard with hanging space. Laminate flooring. Window to front.

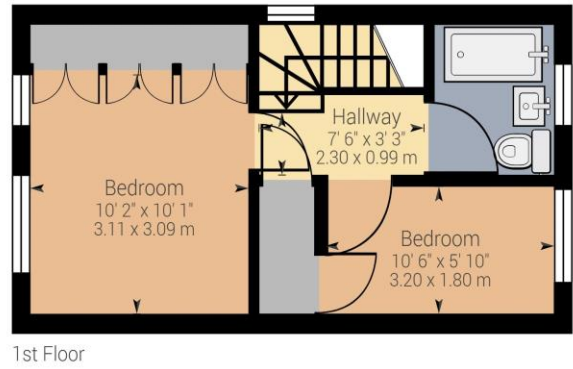
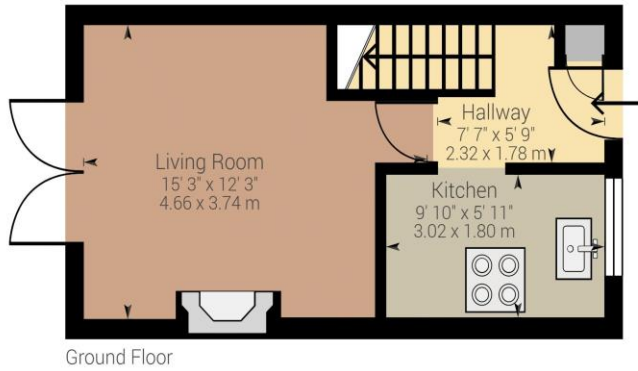
Family Bathroom

Three piece suite comprising; bath with mains shower over, vanity wash hand basin and low level w.c. Feature heated towel rail. Fully tiled walls. Tiled floor. Window to front.

Externally

Stoned area to front. Off road parking for one car. To the rear is a low maintenance fully flagged garden with feature planting and shed. Path to the side of the property leading to rear garden gate.





Approximate net internal area: 533.69 ft² / 49.59 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

PLEASE NOTE: These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as a statement of fact. Area measurements or distances are given as a guide only and are not precise. Boundaries are subject to variation. Appliances and fittings have not been tested. The inclusion of any fixtures and fittings are subject to the vendors confirmation prior to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



love2move is the way to sell your house online - An internet estate agent with a twist. By partnering with established estate agents with a local office **love2move** will sell your home for a fixed fee and you can still benefit from local expertise and knowledge.

love2move combines the best bits from online and traditional estate agents. We've married together the local knowledge and support of a local agent with the reach and convenience of the internet to give you, the vendor, the best of both worlds whilst saving you money.



Traditional Estate Agent

- Local office presence
- Local market knowledge
- Face to face support
- Sales negotiation and sales chasing

Online Estate Agent

- Low Cost
- Manage the sale online
- Extensive online advertising
- Control over the process



The best of both!

- Access to an experienced local estate agent
- Local knowledge to value your property correctly
- The savings of an online agent
- Freedom to manage your sale online
- Direct communication between buyer and seller
- Local offline support available



4 Bridge Court, Little Hoole, Preston, Lancashire PR4 5BF

Telephone 0203 905 4402 **Email** sales@love2move.co.uk **Web** sales@love2move.co.uk

 [love2movehome](https://www.facebook.com/love2movehome)  [@love2movehome](https://twitter.com/love2movehome)

