GUILDHALL
SALES & LETTINGS



651 Blackpool Road

Ashton-On-Ribble, Preston, PR2 1LH

Offers Over £325,000

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An immaculately presented four-bedroom semi-detached family home set over three spacious floors, offering versatile living accommodation and finished to an exceptional standard throughout.

Situated in a highly sought-after residential location within Ashton-on-Ribble, Preston, this impressive property is ideal for growing families and boasts extensive off-road parking, a double garage, and beautifully maintained gardens.

The ground floor accommodation comprises a welcoming entrance hallway, two generous reception rooms, a well-appointed kitchen, and a delightful sun room overlooking the rear garden, providing the perfect space for relaxing or entertaining. To the rear, the garden features a variety of mature shrubs, planted bedding areas, and block paved seating area.

To the first floor are three well-proportioned bedrooms, with the third bedroom currently utilised as a study room, together with a modern family bathroom serving the remaining accommodation.







Ground Floor

Entrance
UPVC double glazed arched double entrance door to the entrance vestibule.

Entrance Vestibule 6'87 x 2'92 (1.83m x 0.61m)
Two UPVC double glazed frosted windows, tiled flooring and UPVC double glazed door to the entrance hallway.

Entrance Hallway 12'40 x 6'87 (3.66m x 1.83m)
UPVC double glazed window, central heating radiator, spotlights to the ceiling, smoke alarm, architect dentil cornice coving to the ceiling, bespoke flooring, open archway to under stairs storage, staircase to the first floor and doors to reception room one, reception room two and the kitchen.

Reception Room One 10'09 x 12'63 (3.28m x 3.66m)
UPVC double glazed window, central heating radiator, architect dentil cornice coving to the ceiling, spotlights to the ceiling and double doors to reception room two.

Reception Room Two 15'10 x 11'94 (4.83m x 3.35m)
UPVC double glazed French doors to the sun room, central heating radiator, television point, spotlights and architect dentil cornice coving to the ceiling.

Sun Room 9'76 x 13'88 (2.74m x 3.96m)
Three UPVC double glazed windows, UPVC double glazed French rear entrance doors, double glazed hipped glass roof, central heating radiator, spotlights to the ceiling, tiled flooring and door leading to the kitchen.

Kitchen 8'92 x 20'08 (2.44m x 6.30m)
UPVC double glazed box bay window, UPVC double glazed window, central heating radiator, television point, spotlights to the ceiling and is fitted with a range of wall and base units with polished stone effect surfaces and tiled splashbacks, one and a half bowl sink, drainer and mixer tap, electric oven with a four ring gas hob and extractor hood, integrated fridge, plumbing for dishwasher and washing machine and vinyl flooring.

First Floor

Landing 6'97 x 9'32 (1.83m x 2.74m)
UPVC double glazed frosted window, central heating radiator, architect dentil cornice coving to the ceiling, spotlights to the ceiling, smoke alarm, staircase to the second floor and doors to three bedrooms and the family bathroom.

Bathroom 6'56 x 9'97 (1.83m x 2.74m)
UPVC double glazed frosted window, central heated towel rail, spotlights to the ceiling, extractor fan, fully tiled elevations, tiled flooring and a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and a corner direct feed shower enclosure.

Bedroom Two 12'30 x 11'41 (3.66m x 3.35m)
UPVC double glazed bay window, central heating radiator, fitted wardrobes, television point and laminate flooring.

Bedroom Three 12'39 x 11'97 (3.66m x 3.35m)
UPVC double glazed window, central heating radiator, television point, fitted wardrobes and laminate flooring.

Bedroom Four 8'00 x 7'00 (2.44m x 2.13m)
Currently utilised as a study room. UPVC double glazed window, central heating radiator, spotlights to the ceiling, integrated desk and storage and laminate flooring.

Second Floor

Landing
Double glazed Velux window and door to bedroom one.

Bedroom One 18'76 x 11'58 (5.49m x 3.35m)
UPVC double glazed window, two double glazed Velux windows, central heating radiator, spotlights to the ceiling, fitted wardrobes and drawers, storage cupboard, television point and door to the en suite.

En Suite 10'20 x 7'23 (3.05m x 2.13m)
UPVC double glazed frosted window, central heating towel rail, spotlights to the ceiling, fully tiled wall elevations, extractor fan, tiled flooring and a four piece suite comprising of a panelled bath with mixer tap and rinse head shower attachment, direct feed shower enclosure, vanity top wash basin with mixer tap and dual flush WC.

Externally

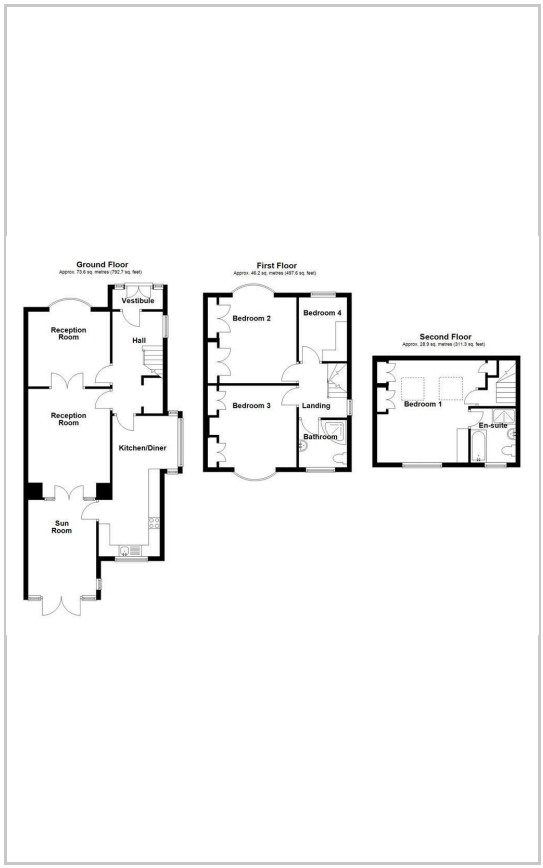
Rear
Extensive laid to lawn garden with block paved patio seating area, mature shrubs, planted bedding areas and access to the double garage.

Front
Tarmac drive with block paved edge leading to the double garage and planted bedding areas.

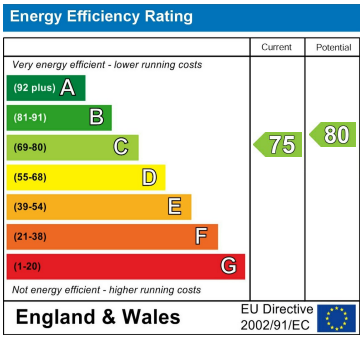
Area Map



Floor Plans



Energy Efficiency Graph



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441 Blackpool Road, Preston, PR2 2LE
Tel: 01772769999 Email: https://guildhalllettings.co.uk/