

# 1 CLIFTON AVENUE

ASHTON-ON-RIBBLE, PRESTON, PR2 1SQ

**£290,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES







## Key Features

- Extended Three Bedroom Semi-Detached Family Home
- Beautifully Presented Throughout
- Approximately 1,333 Sq. Ft. of Accommodation
- Spacious Lounge with Attractive Bay Window
- Fabulous Open-Plan Dining Kitchen & Family Room
- Three Well-Proportioned Bedrooms
- Stylish Modern Family Bathroom
- Generous Rear Garden with Patio Area
- Extensive Driveway Parking & Garage
- Popular Ashton-on-Ribble Location Close to Schools, Shops & Transport Links

## Property Summary

A fabulous opportunity to purchase this beautifully presented, extended and deceptively spacious three-bedroom semi-detached family home, occupying a generous plot within the ever-popular residential area of Ashton-on-Ribble. Offering approximately 1,076 sq. ft. of well-appointed accommodation, this delightful property has been thoughtfully extended to provide enhanced living space, perfectly combining modern family living with excellent outdoor space. An ideal choice for growing families seeking a home ready to move straight into.

The location is particularly appealing, with an excellent selection of local amenities conveniently close by, including independent shops, supermarkets, cafés and well-regarded schools, including Ashton Primary School and Ashton Community Science College. Ashton Park and the picturesque riverside walks along the River Ribble provide wonderful opportunities for outdoor recreation, whilst excellent transport connections via the A583 and A5072 offer easy access to Preston city centre and the surrounding areas.

Internally, the accommodation is both welcoming and thoughtfully arranged, beginning with an entrance hallway leading into a spacious and comfortable lounge, providing the perfect setting to relax and unwind. The extended accommodation is a particular highlight, featuring a fabulous modern fitted dining kitchen opening into a versatile family area, creating a wonderful open-plan space at the heart of the home. Perfectly suited to modern family life, this impressive arrangement provides ample room for everyday dining, entertaining guests and enjoying quality time together.

To the first floor are three well-proportioned bedrooms, offering flexible accommodation for families, guests or those requiring a home office, together with a stylish contemporary family bathroom.

Externally, the property continues to impress, boasting a fantastic-sized rear garden offering plenty of space for children to play, outdoor entertaining and summer relaxation. To the front, generous driveway parking provides ample off-road space, whilst a garage offers further practicality and useful storage.

A superb extended family home combining generous proportions, contemporary living spaces and an excellent location. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

## Entrance Hallway

Entrance via a modern UPVC double glazed door. UPVC double glazed obscured window to side elevation. LVT flooring. Modern column radiator. Feature wall lighting and ceiling light fitting. Feature exposed brick wall. Built in storage cupboards. Oak doors leading to all ground floor accommodation. Carpeted staircase leads to all first floor accommodation.

## Lounge

15'4" x 13'2" (4.68 x 4.02)
UPVC double glazed window to front elevation. Feature inset living flame gas fire. Ceiling light fitting. Radiator. Carpeted.

## Kitchen/Dining/Family Living

19'2" x 19'1" (5.83 x 5.82)
A beautifully appointed contemporary kitchen, featuring an extensive range of sleek, high-gloss, handleless wall and base units, complemented by contrasting work surfaces. An impressive central island provides breakfast bar seating for six, complete with integrated lighting, generous drawer storage, an inset sink with instant boiling hot water tap, and integrated dishwasher and washing machine.

A comprehensive range of integrated NEFF appliances includes an electric fan-assisted oven, microwave grill, induction hob with contemporary chimney-style extractor hood, warming drawer, two wine coolers and separate tall fridge and freezer.

The room is further enhanced by a striking roof lantern, flooding the space with natural light, whilst aluminium bi-folding doors with integral blinds open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Additional features include a uPVC double-glazed side entrance door, stylish tiled flooring, inset ceiling spotlights, a feature pendant light fitting, modern column radiator and TV aerial point. The room benefits from underfloor heating throughout.

## First Floor Landing

UPVC double glazed obscured window to side elevation. Glazed balustrade staircase. Carpeted. Pendant light fitting. Oak internal doors lead off to all first floor accommodation. The loft is boarded with lights and sockets, plus a fitted access ladder.

## Bedroom One

15'6" x 14'12" (4.73 x 4.57)
UPVC double glazed window to front elevation. Features fitted robe and drawer storage with feature lighting. Wall lights and ceiling light fitting. Carpeted. Radiator. TV aerial socket.

## Bedroom Two

15'6" x 8'11" (4.73 x 2.73)
UPVC double glazed window to rear elevation. Features fitted robe and drawer storage. Ceiling light fitting. Carpeted. Radiator.

## Bedroom Three

9'5" x 7'6" (2.86 x 2.29)
UPVC double glazed window to front elevation. Ceiling light fitting. Carpeted. Radiator.

## Family Bathroom

7'11" x 5'3" (2.42 x 1.60)
UPVC double glazed obscured window to rear elevation. Features a four piece suite in white comprising of W.C with concealed cistern, wash hand basin set within a vanity unit with drawer storage, panelled bath with mixer tap and corner walk in shower with thermostatic controlled mixer shower. Wall mounted LED vanity mirror. Fully tiled elevations. Tiled flooring. Towel ladder radiator. Inset spot lights to ceiling.

## Garage

33'11" x 10'1" (10.35 x 3.08)
A large tandem garage provides useful storage with a handy W.C to the rear with side access.

## Front External

Approached via an impressive and exceptionally spacious block-paved driveway, this handsome traditional semi-detached home enjoys a wonderful sense of arrival, with its attractive architectural features and beautifully maintained frontage creating an excellent first impression. Set well back from the road, the property boasts a charming combination of traditional red brickwork and contrasting rendered elevations, complemented by an attractive bay window and a welcoming recessed entrance.

There is an electric charging point to the side of the house













on the driveway. There are also two double outside electric points (one at the front and one at the side).

The extensive block-paved driveway provides superb off-road parking for numerous vehicles, making it particularly appealing for larger families and visiting guests. Beautifully framed by mature, neatly maintained hedging to both sides, the frontage enjoys a lovely sense of privacy, whilst established conifers, colourful flowering shrubs and thoughtfully landscaped borders add character and year-round interest.

The driveway continues along the side of the property, leading to a detached garage positioned towards the rear, providing excellent additional parking, storage or workshop potential.

Altogether, this substantial and beautifully presented frontage offers an exceptional combination of practicality, privacy and traditional kerb appeal, providing a fitting introduction to this wonderful family home.

## Rear Garden

The rear garden is a truly wonderful feature of this impressive family home, offering a superb combination of generous proportions, contemporary landscaping and beautifully established greenery. A fabulous, extensive Indian stone paved patio stretches across the rear of the property, creating an exceptional outdoor entertaining space, perfect for summer barbecues, alfresco dining and relaxing with family and friends. The patio flows effortlessly from the stunning open-plan kitchen and family area through expansive bi-folding doors, seamlessly connecting indoor and outdoor living.

Beyond the patio lies an extensive, beautifully maintained lawn, providing a fantastic space for children to play and families to enjoy. Attractive planted borders, mature trees and established shrubs add colour and character, whilst contemporary horizontal timber fencing provides a stylish backdrop and a lovely sense of enclosure. The garden extends impressively towards the rear, with further mature planting creating an attractive, leafy outlook.

## Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.


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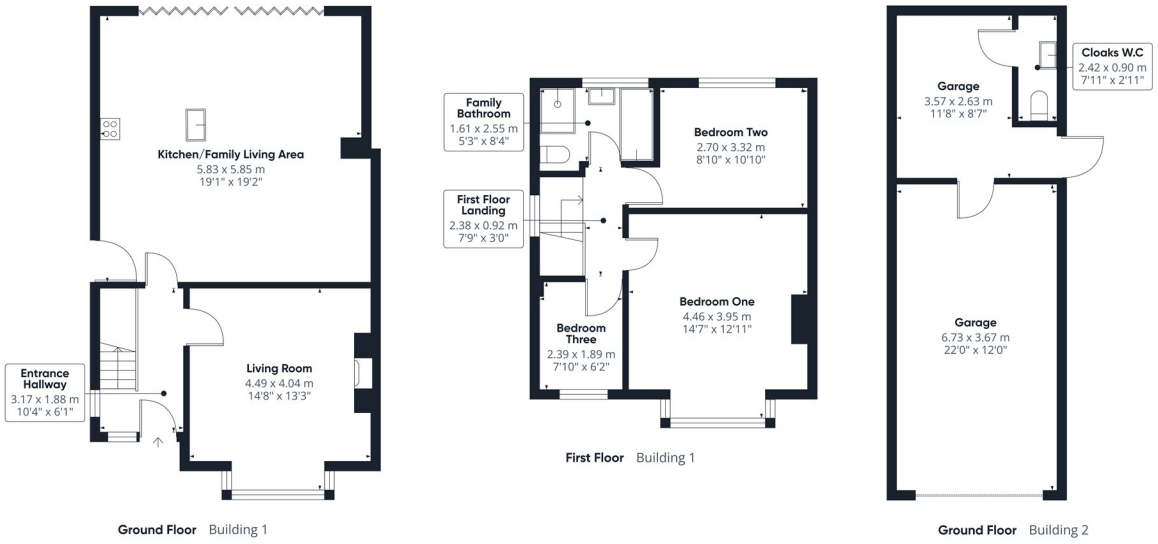
## Additional Information

**Local Authority** – Preston City Council

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Tenure** – Freehold




**Approximate total area**(1)

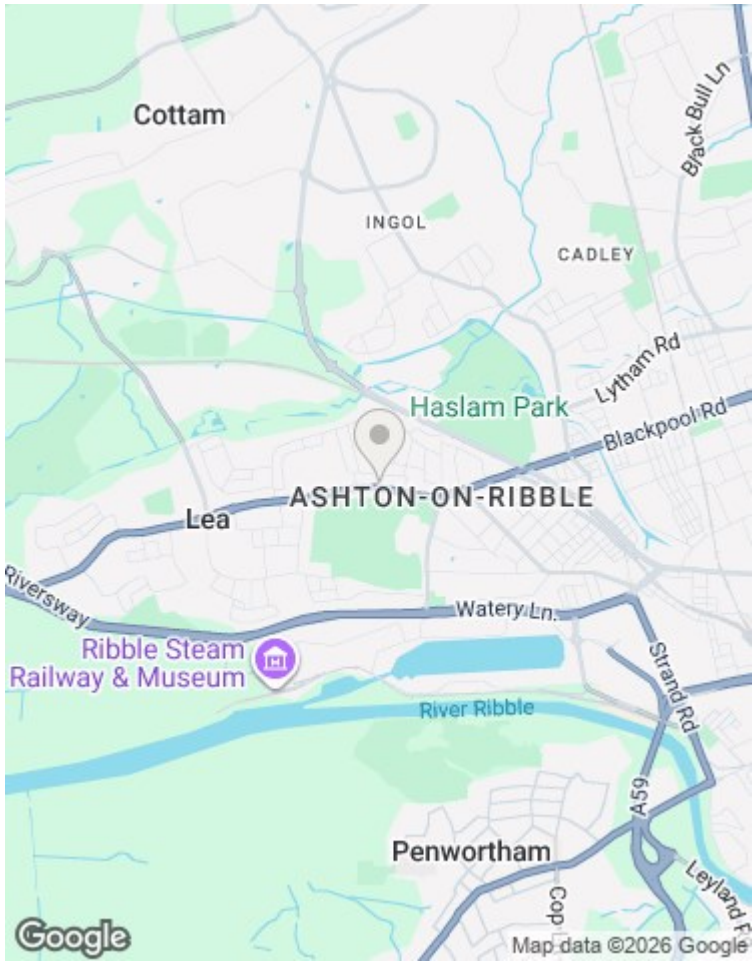
133.6 m²

1440 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.


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