

8 WINMARLEIGH ROAD

ASHTON-ON-RIBBLE, PRESTON, PR2 1ET

£260,000

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Beautifully Renovated Three Bedroom Semi Detached Property
- Highly Desirable Residential Location in Ashton-on-Ribble
- Recently Refurbished Throughout with High Specification Kitchen
- Downstairs Cloaks W.C
- Spacious Living Room & Extended to the Rear to Create a Large Open Plan Family Kitchen Living
- Three Bedrooms, Two Doubles & One Single
- Contemporary Four Piece Family Bathroom
- Elevated Plot with Gardens to the Front & Rear
- Early Viewing Strongly Advised

Property Summary

An excellent opportunity to acquire a beautifully renovated and extended three-bedroom semi-detached family home, occupying a highly desirable position along a quiet residential road in Ashton-on-Ribble. Ideally situated within walking distance of both Ashton Park and Haslam Park, the property also enjoys convenient access to local shops, schools, everyday amenities, public transport connections and the motorway network, making it an ideal choice for families and commuters alike.

Having undergone an extensive programme of renovation and modernisation, this impressive property offers spacious, thoughtfully designed accommodation perfectly suited to contemporary family living.

Internally, the accommodation briefly comprises a welcoming entrance hallway, a convenient ground-floor cloakroom/W.C., a comfortable and well-proportioned lounge, and an impressive open-plan kitchen, dining and family room, creating a superb central living space ideal for everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a good-sized single bedroom, together with a stylish contemporary four-piece family bathroom.

Externally, the property occupies an elevated plot with gardens to both the front and rear, offering attractive outdoor spaces with excellent potential for relaxation, entertaining and family enjoyment.

Further benefits include recently installed uPVC double glazing, gas central heating and a comprehensive programme of improvements throughout, combining the advantages of a traditional family home with the comfort and convenience of modern living.

Offering an excellent combination of spacious accommodation, contemporary styling and a sought-after residential location, this beautifully improved family home is expected to attract considerable interest. Early viewing is strongly recommended to fully appreciate everything this impressive property has to offer.

Entrance Hallway

15'1" x 5'8" (4.59m x 1.72m)
Entrance via a modern composite front door into the bright and airy hallway. UPVC double glazed obscured window to the side elevation. Carpeted staircase leading to all first floor accommodation. Modern vertical radiator. Inset spotlights to ceiling. LVT flooring.

Living Room

12'7" x 11'7" (3.84 x 3.53)
UPVC double glazed window to the front elevation. Feature fireplace of brick construction. TV aerial socket. Inset spotlights and pendant light fitting. Modern radiator fitting. Carpeted.

Open Plan Living Kitchen

21'12" x 14'4" (6.70 x 4.36)
An outstanding feature of this beautifully renovated home is the impressive open-plan kitchen, dining and family room, thoughtfully designed to create a spectacular contemporary living space that perfectly combines style, practicality and versatility. Having been extensively extended and modernised, this superb room provides the ideal setting for everyday family living, dining and entertaining.

The stunning newly fitted kitchen features an extensive range of contemporary shaker-style wall, base and full-height cabinetry, finished in an attractive charcoal grey with complementary work surfaces and stylish under-cabinet lighting. The sleek design incorporates a comprehensive selection of integrated appliances, including twin built-in ovens, an induction-style hob, an integrated sink with contemporary matt-black mixer tap and a glazed, under-counter wine cooler.

Taking centre stage is a magnificent, generously proportioned kitchen island, incorporating additional storage, a contrasting wood-effect breakfast bar and ample preparation space. The island provides a natural focal point for the room, creating an inviting area for informal dining, socialising and entertaining whilst maintaining a practical connection with the surrounding kitchen.

The open-plan layout extends into a spacious dining and family area, offering excellent flexibility for the arrangement of a substantial dining table and comfortable seating. A contemporary vertical radiator and a recessed fireplace housing a freestanding stove provide attractive features, with the latter creating a welcoming focal point within the living space.

Overhead, a series of large rooflights allows natural daylight to flood the accommodation, complemented by stylish suspended glass pendant lighting and recessed ceiling spotlights. The room is further enhanced by attractive wood-effect flooring extending throughout, creating a seamless and cohesive finish.

To the rear, an impressive expanse of contemporary dark-framed glazed sliding doors provides delightful views across the garden whilst allowing natural light to flow into the room. These doors also provide direct access to the outside, creating an excellent connection between the internal accommodation and rear garden.

Beautifully appointed and exceptionally versatile, this remarkable open-plan space undoubtedly forms the heart of the home, offering an outstanding environment for modern family living and entertaining.

Downstairs Cloaks W.C

Features a two piece suite in white comprising of a low flush W.C and wash hand basin set within a modern vanity unit with cupboard storage. LVT flooring. Inset spotlight.

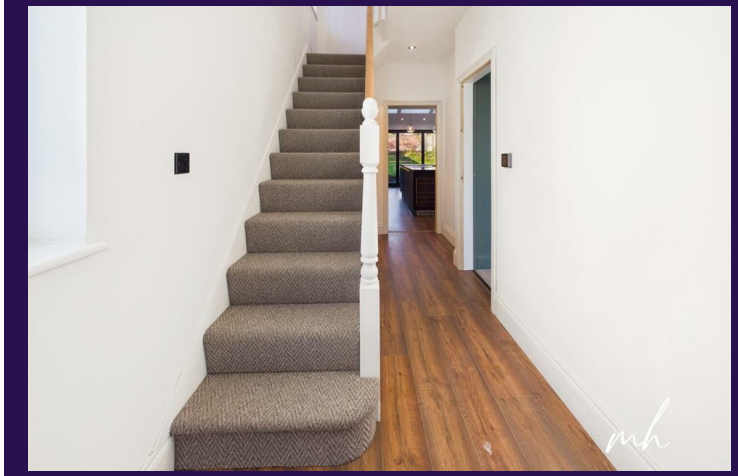
First Floor Landing

7'9" x 3'6" (2.37 x 1.07)
UPVC double glazed obscured window to the side elevation. Access to the loft. Pendant light fitting. Carpeted. Doors leading off to all first floor accommodation.

Bedroom One

12'3" x 10'6" (3.73 x 3.19)
UPVC double glazed bay window to the front elevation. Radiator. Carpeted. Ceiling light fitting. TV aerial socket.













Bedroom Two

12'7" x 10'7" (3.84 x 3.22)
UPVC double glazed bay window to the rear elevation. Radiator. Carpeted. Pendant light fitting. TV aerial socket.

Bedroom Three

6'9" x 6'6" (2.06 x 1.99)
UPVC double glazed bay window to the front elevation. Radiator. Carpeted. Ceiling light fitting.

Family Bathroom

8'5" x 6'7" (2.57 x 2.01)
UPVC double glazed obscured window to the rear elevation. Features a four piece suite in white comprising of a low flush W.C, wash hand basin set with vanity unit with drawer storage, freestanding bath and step in corner shower with mixer power shower. Fully tiled elevations. Extractor fan. Wall mounted illuminated vanity mirror. Insect spotlights to ceiling. Towel ladder radiator.

External

Positioned on an elevated plot with steps leading to the front door. The front garden is mainly laid lawn with planted beds containing mature plants. The rear garden is mainly laid to lawn and is fully enclosed.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

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.










mh
MARIEHOLMES









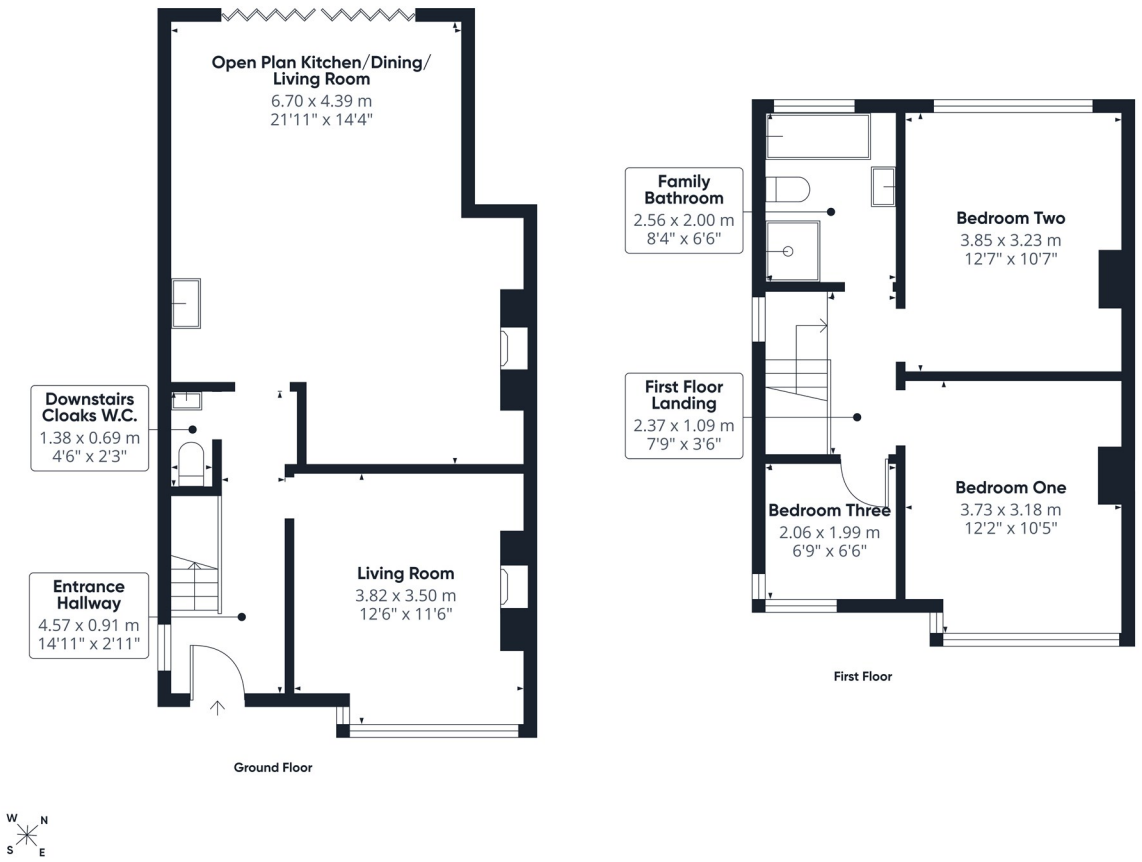
Additional Information

Local Authority – Preston City Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold



Approximate total area[1]

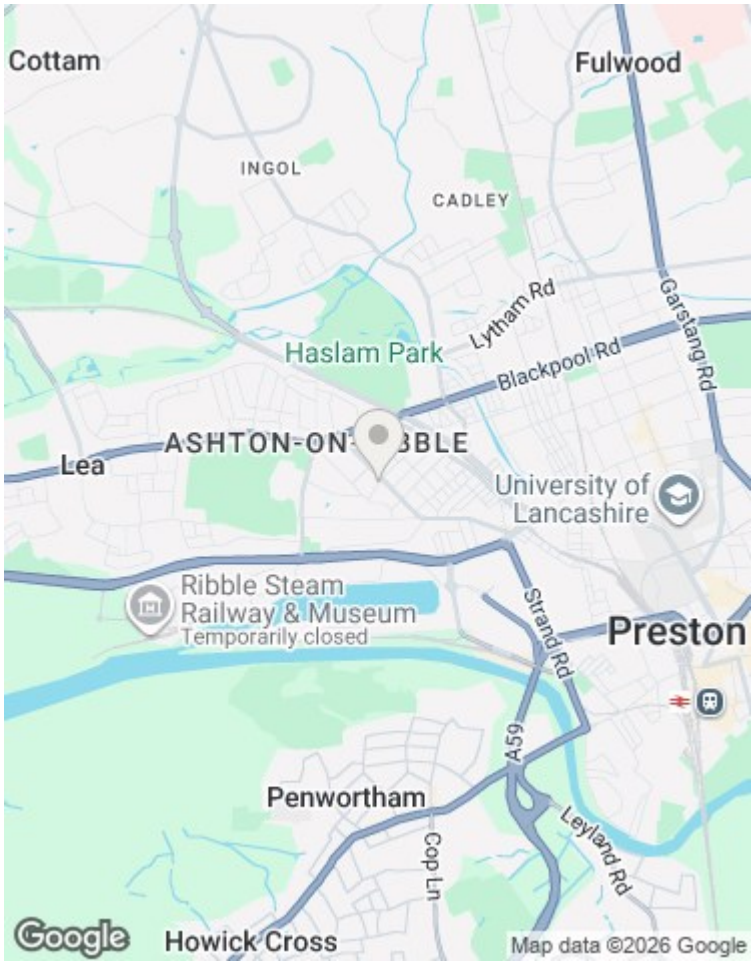
87.7 m²

944 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.

Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

