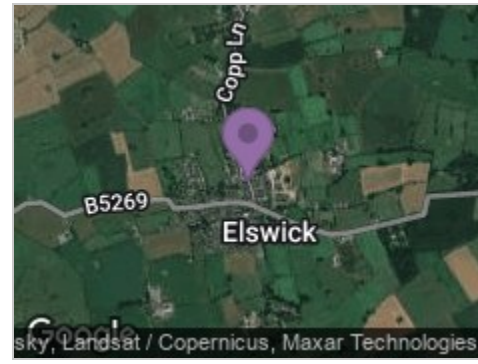


Road Map



Hybrid Map



Terrain Map



Floor Plan



Total Area: 104.4 m<sup>2</sup> ... 1124 ft<sup>2</sup>

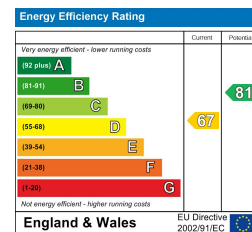
All measurements are approximate and for display purposes only

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



3 Ash Road

Elswick, Preston, PR4 3YE

Offers In The Region Of £260,000 3 1 2 D



# 3 Ash Road

Elswick, Preston, PR4 3YE

Offers In The Region Of £260,000



## Hallway

UPVC door to front. Access through to lounge and stairs leading to first floor landing.

## Lounge

14'4" x 13'1"

UPVC double glazed bay window to front. High gloss laminate flooring, radiator and wall lights. Access through to Kitchen.

## Kitchen

16'0" x 9'3"

Modern fitted kitchen comprising range of wall and base units with laminate work surfaces and breakfast bar. Featuring electric fan oven, four burner electric hob with extraction above, dishwasher, stainless steel sink and drainer with mixer tap & room for full height fridge freezer. UPVC double glazed window to rear and French patio doors to rear leading to rear garden. Open access through to Orangery and internal access through to Integral Garage.

## Orangery

29'9" x 6'9"

Three UPVC double glazed windows to the side and rear and lantern window to roof. UPVC double glazed French doors leading out onto the rear garden. Wood effect laminate flooring throughout. Inset halogen spotlights and three additional wall lights. Single panel vertical radiator.

## Integral Garage

13'11" x 7'8"

Up and over door to front. Power, lighting and water supply. Plumbed for washing machine and tumble dryer.

## Bedroom One

12'4" x 10'0"

UPVC double glazed window to front. High gloss laminate flooring, radiator and ceiling lights. Fitted wardrobe space.

## Bedroom Two

10'0" x 8'11"

UPVC double glazed window to front. Carpet, ceiling light and radiator. Fitted wardrobe space.

## Bedroom Three

9'5" x 5'10"

UPVC double glazed window to front. High gloss laminate flooring, radiator and ceiling lights.

## Family Bathroom

6'0" x 5'10"

UPVC double glazed opaque window to rear. Fully tiled bathroom suite comprising bath with mains shower above, button flush W.C. & vanity sink.

## Rear Garden

Low maintenance garden featuring all weather lawn, flagged patio and pathways.

Fenced to boundaries with established planted raised borders and pergola.

Gated access to property frontage.

## Front Exterior

Block paved driveway with parking for multiple vehicles.

Additional loose gravel parking area with established planted borders.

Access to garage.

## Further Details

Tenure - Freehold

EPC Rating D

Council Tax Band - E - Fylde Borough Council

