



24 PEDDERS LANE

ASHTON-ON-RIBBLE, PRESTON, PR2 1AN

£285,000

FREEHOLD

A rare opportunity to purchase a TWO BEDROOM DETACHED TRUE BUNGALOW situated in the sought after Ashton area of Preston being close to the docklands, the town centre and also with a front outlook over Ashton Park. The accommodation briefly comprises: Spacious entrance hall, lounge, dining kitchen, two double bedrooms and bathroom. The property has gas central heating, double glazing and externally there is a low maintenance garden to the front, driveway providing off road parking, single garage with up and over door and private good sized rear garden mainly laid to lawn.

MARIE HOLMES

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- Detached True Bungalow in Most Popular Location • Two Double Bedrooms • Modern Dining Kitchen • Gas Central Heating & uPVC Double Glazing • Gardens Front and Rear • Single Detached Garage • Potential to extend subject to planning • Most Sought Location – Great Setting • Great Motorway Connectivity • Excellent Local Amenities – Walking Distance To Docklands



Entrance Hall

A most impressive entrance hall with stylish internal door and a uPVC double glazed window to side aspect, radiator, ceiling light and laminate flooring.

Lounge

With uPVC double glazed bow window to the front and UPVC double glazed window to the side, marble feature fireplace with inset gas fire and hearth, radiator.

Kitchen/Diner

A great size dining kitchen with a quality range of wall, drawer and base units with contrasting worksurfaces, quality design kitchen with a selection of integrated appliances, comprising, electric hob with extractor above, electric oven, larder fridge and freezer, plumbed for washer, sink and drainer, laminate flooring, Composite door to the rear, uPVC double glazed window.

Bedroom One

With uPVC double glazed bow window to the front, range of fitted wardrobes with drawers and shelves, radiator.

Bedroom Two

Another great size bedroom with uPVC double glazed window to the rear, radiator and ceiling light.

Shower Room

With a three piece suite comprising modern glazed shower compartment, wash hand basin set in a

vanity unit with concealed cistern low suite W.C. fully tiled, laminate flooring, opaque uPVC double glazed window to the side and cupboard housing central heating boiler, extractor fan.

Outside

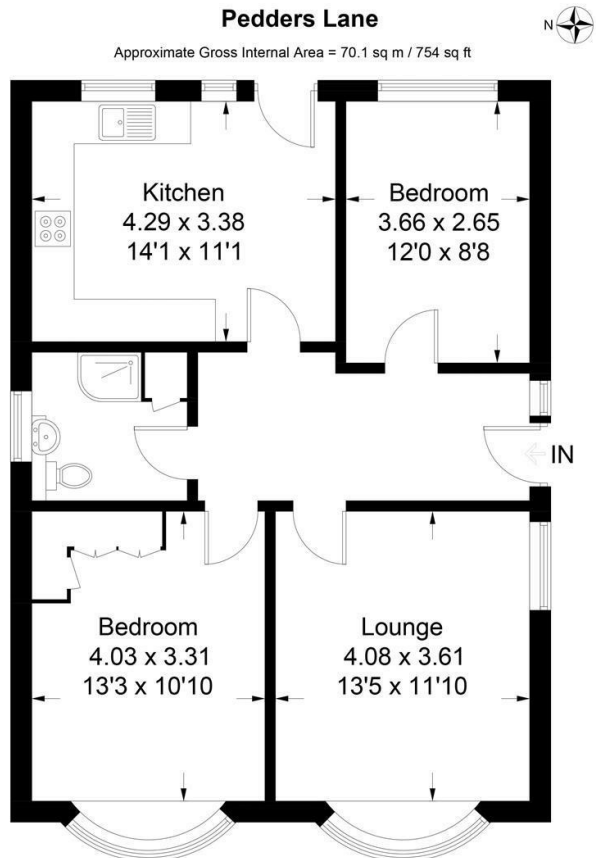
To the front there is a paved low maintenance garden with established shrub borders and trees, driveway providing off road parking for several vehicles leading to single garage.

Rear Garden

Good size private and sunny rear garden enclosed by fencing and being mainly laid to lawn with established shrubs and trees.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

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

Penwortham Office

36d Liverpool Road
 Penwortham
 Preston
 Lancashire
 PR1 0DQ

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

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