

56 GARDEN WALK

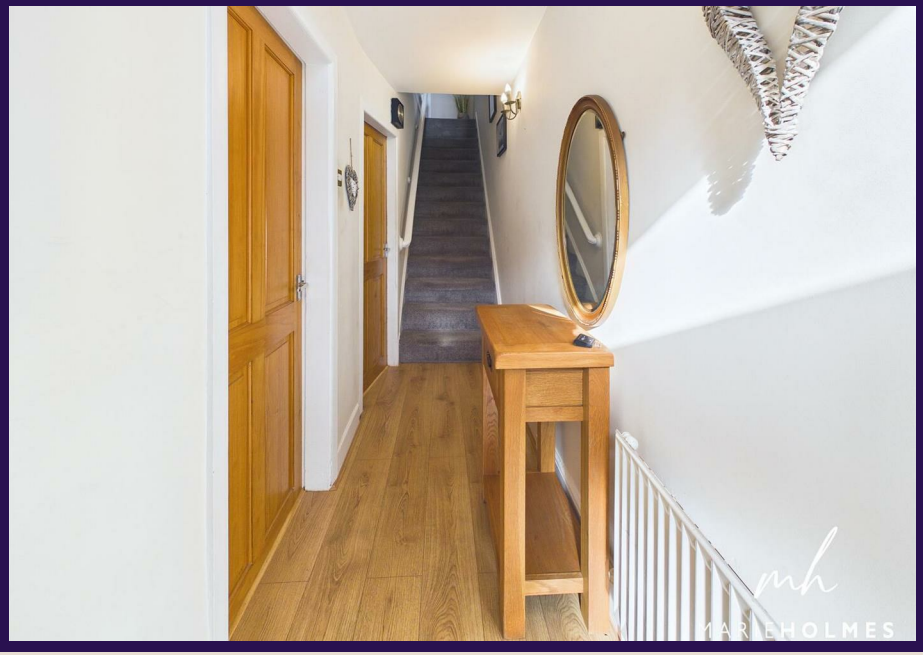
ASHTON-ON-RIBBLE, PRESTON, PR2 1DQ

£299,950

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Spacious Three-Bedroom Semi-Detached Family Home
- Highly Sought-After Ashton-on-Ribble Location
- Two Generously Proportioned Reception Rooms
- Recently Fitted Contemporary Kitchen
- Two Spacious Double Bedrooms & Versatile Third Bedroom
- Recently Modernised Family Bathroom
- Impressive, Extensive Rear Garden, Mainly Laid to Lawn
- Detached Garage & Driveway Providing Off-Road Parking
- Useful Cellar Offering Additional Storage Space
- Recently Improved Throughout with Further Potential to Personalise

Property Summary

Situated within the highly sought-after residential area of Ashton-on-Ribble, Preston, this spacious and attractively presented three-bedroom semi-detached family home offers an excellent combination of generous living accommodation, recent improvements and exciting potential for further enhancement. Boasting two substantial reception rooms, a recently fitted kitchen, a modernised bathroom and an extensive rear garden, this delightful property is perfectly suited to families and buyers seeking a home with space to grow.

The ground floor accommodation comprises two generously proportioned reception rooms, both recently redecorated to create bright and welcoming spaces, ideal for relaxing, entertaining and family living. The recently installed kitchen provides a fresh, contemporary finish, while a useful cellar offers valuable additional storage.

To the first floor are three well-proportioned bedrooms, comprising two spacious doubles and a versatile single bedroom, ideal for a child’s bedroom, nursery or home office. A recently modernised family bathroom completes the accommodation.

Externally, a particular highlight of this property is the impressive, extensive rear garden, predominantly laid to lawn and offering an abundance of outdoor space for families, entertaining or keen gardeners. The generous proportions provide excellent scope for further landscaping and personalisation. The garden also provides access to a tandem garage, while a driveway to the front offers convenient off-road parking.

Having already benefited from several improvements, including a new kitchen, updated bathroom and redecoration, this appealing home offers the perfect balance of immediate comfort and future potential.

Early internal viewing is highly recommended to fully appreciate the generous accommodation, impressive garden and fantastic opportunity this property presents in such a desirable residential location. Offered with the benefit of no onward chain delay.

Entrance Vestibule
3'7" x 3'3" (1.08 x 1.00)
Entrance via UPVC double glazed front door with feature leaded stained glass panel. Terracotta tiled flooring. Artex walls. Ceiling light fitting. Internal glazed door leads through to:-

Hallway
3'6" x 12' (1.07 x 3.67)
A carpeted staircase leads to all first floor accommodation. Wall lights. Radiator. Wood effect laminate flooring. Doors leading off to all ground floor accommodation.

Living Room
13'6" x 11'9" (4.12 x 3.57)
UPVC double glazed leaded bay window to the front elevation. UPVC double glazed leaded window to the side elevation. Features a coal effect, living flame gas fire with marble hearth and ornate surround. TV aerial socket. Carpeted. Radiator. Pendant light fitting.

Second Reception Room
12'10" x 11'10" (3.92 x 3.60)
Currently a sitting room, but could be utilised as a dining room. Two UPVC double glazed leaded windows to the side elevation. The focal point of the room is a feature cast iron fireplace with ornate wooden surround and tiled hearth. Wood effect laminate flooring. TV aerial socket. Ceiling light fitting. Decorative picture rail and coving to ceiling. Internal glazed door leads through to the kitchen.

Kitchen
17'1" x 7'5" (5.20 x 2.25)
Two UPVC double glazed windows to the rear elevation. UPVC double glazed door with obscured glazing leads out to the rear garden. Features a range of modern 'shaker' style eye and base level units with contrasting complementary work surfaces over. Insert single bowl stainless steel sink and draining unit with mixer tap. Integrated appliances include electric oven, four burner gas hob, overhead extractor and 50/50 fridge freezer. Space and plumbed for washing machine. Tiled splash backs and part tiled elevations. Would effect laminate flooring. Space for dining table and chairs. Two ceiling light fittings. Door leading down to:-

Cellar Storage
13'8" x 11'4" (4.17 x 3.46)
A great size cellar space with power and light which is ideal for storage or has potential to be converted to additional accommodation, subject to gaining any necessary consents.

First Floor Landing
5'7" x 14'11" (1.69 x 4.54)
Spindle balustrade landing with doors leading off all first floor accommodation. Carpeted. Two pendant light fittings. Cupboard storage.

Bedroom One
16'10" x 11'11" (5.14 x 3.64)
Two UPVC double glazed leaded windows to the front elevation. A bright and airy room which would comfortably fit a super king bed alongside a range of freestanding bedroom furniture. Carpeted. Radiator. Ceiling light fitting. Decorative coving to ceiling

Bedroom Two
10'10" x 11'9" (3.30 x 3.59)
Two UPVC double glazed windows to the side elevation. A great size double bedroom with space for freestanding bedroom furniture. Radiator. Pendant light fitting. Carpeted. Decorative coving to ceiling.

Bedroom Three
8'9" x 7'6" (2.67 x 2.29)
UPVC double glazed window to the rear elevation. A good size single bedroom with views overlooking the rear garden. Carpeted. Radiator. Pendant light fitting. Access to the loft.

Family Bathroom
7'12" x 4'5" (2.43 x 1.34)
UPVC glazed obscured window to the rear elevation. Features a modern three-piece suite in white, comprising of a low flush W.C, pedestal wash hand basin and panelled bath with thermostatic controlled mixer shower over and glazed shower screen. Wall-mounted vanity mirror. Fully tiled elevations. Chrome towel ladder radiator. Spotlights to ceiling. Tiled flooring.













Garage

8'5" x 24'8" (2.57 x 7.53)
Single attached tandem garage of brick construction with up and over style door. UPVC double glazed pedestrian access door and UPVC double glazed windows to the side elevation. Power and light.

Front External

The property enjoys an attractive and characterful frontage, showcasing traditional red-brick elevations complemented by contrasting stone detailing, decorative arched entranceways and striking bay windows. Set behind a charming low-level brick boundary wall with wrought-iron railings, the property benefits from a neatly maintained front garden with established shrubs, mature planting and a lawned area. A pathway leads to the welcoming front entrance, whilst mature trees and surrounding greenery enhance the property's kerb appeal and provide an attractive, leafy setting. The combination of period architectural features and established landscaping creates an impressive first impression.

Rear Garden

To the rear, the property enjoys a generously proportioned and established garden, offering a delightful outdoor space with excellent potential for keen gardeners and those who enjoy outdoor living. Predominantly laid to lawn, the garden is complemented by an attractive variety of mature shrubs, flowering borders and established planting, creating a pleasant and colourful setting throughout the seasons. A substantial greenhouse provides an excellent opportunity for growing plants and home produce, whilst a paved patio area offers space for outdoor seating and relaxation. The garden is enclosed by a combination of timber fencing and mature greenery, providing a good degree of privacy. With its generous proportions, established landscaping and scope for further enhancement, this charming garden is a wonderful extension of the home.

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

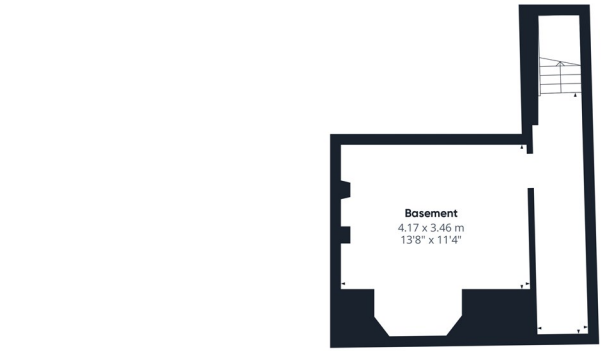
Local Authority – Preston City Council

Council Tax – Band C

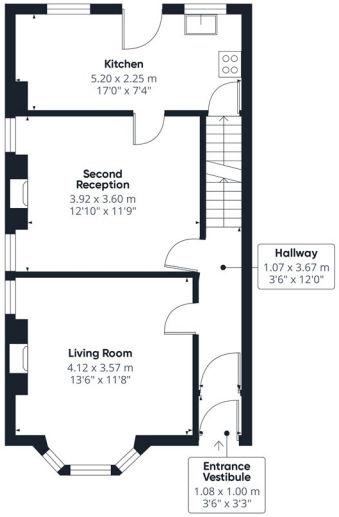
Viewings – By Appointment Only

Tenure – Freehold

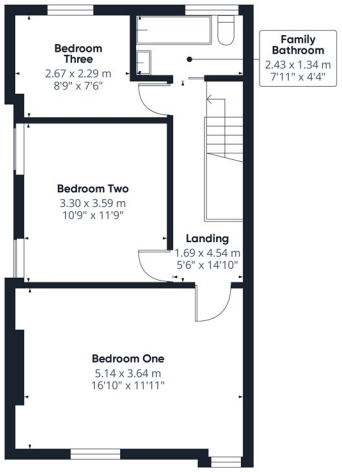
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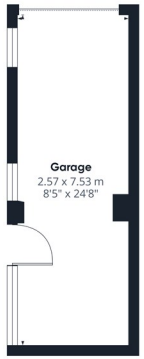
Floor -1 Building 1



Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area(1)

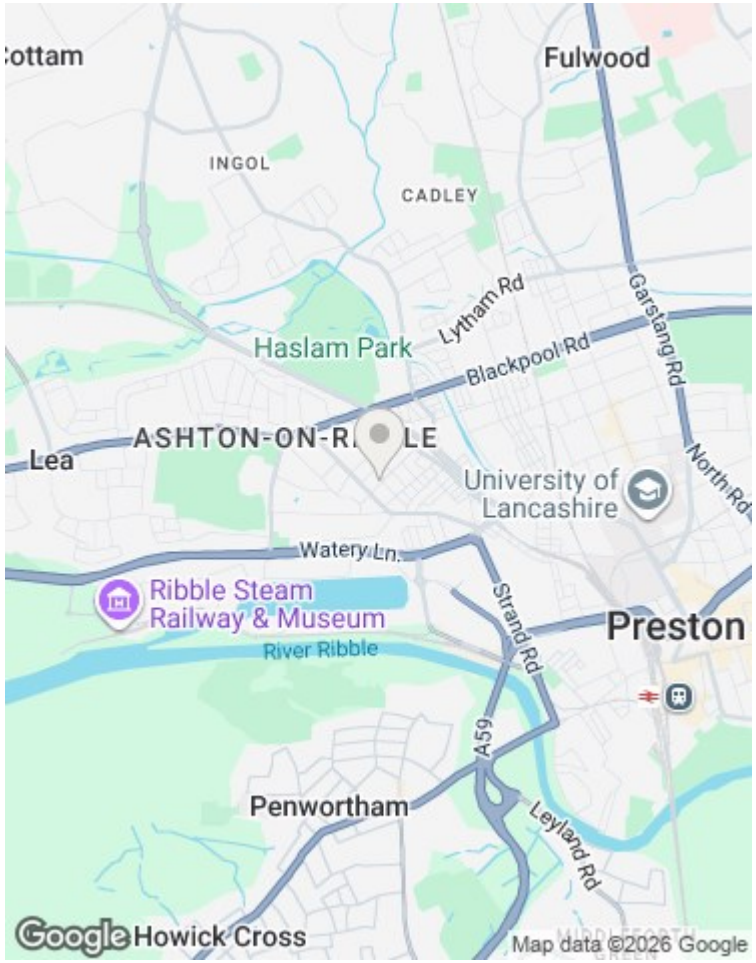
135.6 m²

1469 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.

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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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