

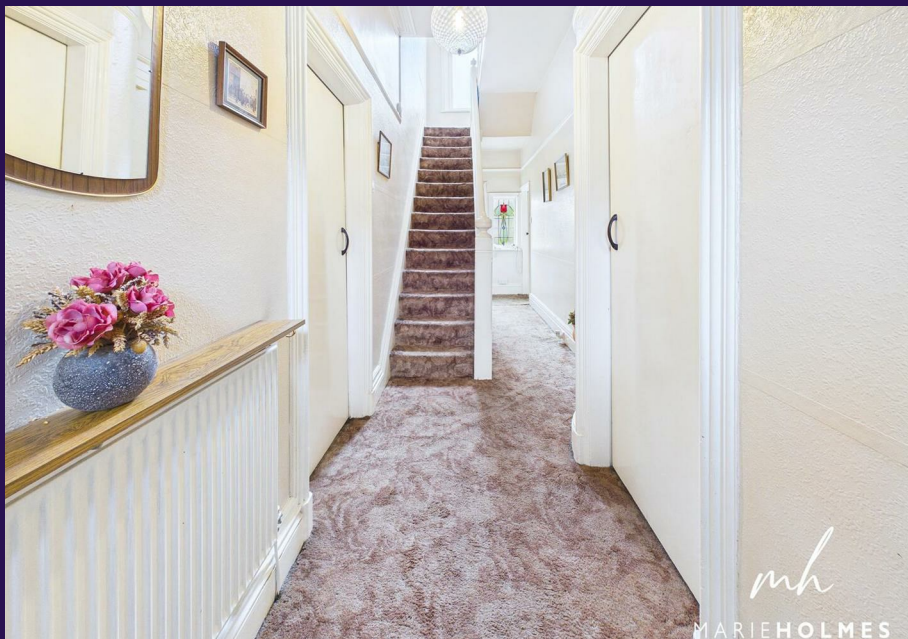


6 BEECH GROVE

ASHTON-ON-RIBBLE, PRESTON, PR2 1DX

Offers In The Region Of

£250,000



Key Features

- Impressive Victorian Residence
- Highly sought-after Ashton location
- Substantial family accommodation throughout
- Three generous double bedrooms & further single bedroom
- Three spacious reception rooms
- Wealth of original period features & character
- Excellent potential for modernisation & enhancement
- Kitchen with walk-in pantry/utility area
- Established front & rear gardens
- Offered with No Onward Chain Delay

Property Summary

A rare opportunity to acquire this handsome and substantial Victorian residence, occupying a highly sought-after position in Ashton and ideally placed for an excellent range of local amenities, well-regarded schools and convenient transport links.

Rich in period character and original features, this impressive home offers exceptionally generous proportions throughout and provides an exciting opportunity for a purchaser looking to sympathetically modernise and enhance a fine Victorian property. With its high ceilings, spacious rooms and flexible layout, the accommodation has all the ingredients to create a truly outstanding family home whilst preserving the charm and architectural character of its era.

The accommodation begins with an entrance vestibule opening into a welcoming hallway, from which the principal ground-floor rooms are accessed. These include a spacious living room, formal dining room and an additional sitting room/second reception room, providing superb versatility for both family living and entertaining. Completing the ground floor is the kitchen, together with a useful adjoining walk-in pantry/utility area.

The sense of space continues to the first floor, where there are three generously proportioned double bedrooms, a further single bedroom, useful storage room and a three-piece family bathroom, offering excellent accommodation for a growing family.

Externally, the property enjoys established yet relatively low-maintenance gardens to both the front and rear, with mature planting adding to the traditional character and privacy of the home. On-street parking is available to the front.

Combining impressive Victorian architecture, substantial accommodation, original character and tremendous scope for improvement, this is a home of considerable potential in an enviable Ashton location. Internal viewing is highly recommended to appreciate the scale, character and exciting possibilities this superb period residence has to offer.

Entrance Vestibule

4'1" x 4'5" (1.24 x 1.35)

Access via a traditional hardwood front door with feature leaded light. Cupboard housing the utility meters. Vinyl flooring. Internal glazed door leads through to:-

Hallway

24'4" x 5'10" (7.41 x 1.78)

Carpeted boarded up oak spindle balustrade staircase leads to all first floor accommodation. Carpeted. Radiator. Decorative corners and coving to ceiling. Pendant light fitting. Doors leading off to all ground floor accommodation. Hardwood glazed door with feature leaded light side panel to the rear elevation leads out onto the garden.

Living Room

17'1" x 12'3" (5.20 x 3.74)

Leaded bay window to the front elevation. Feature focal gas fire with wooden surround and tiled hearth. Decorative coving to ceiling and picture rail. Carpeted. TV aerial socket. Radiator. Pendant light fitting with decorative ceiling rose.

Dining Room

14'2" x 12' (4.31 x 3.67)

Leaded bay window to the front elevation. Feature fireplace with wooden surround. Carpeted. Radiator. Decorative coving to ceiling and picture rail. Pendant light fitting with decorative ceiling rose. Double glazed internal doors leading through to:-

Sitting Room/Second Reception

14'3" x 10'6" (4.34 x 3.21)

UPVC double glazed bay window to the rear elevation. Feature electric inset fire with wooden surround. Carpeted. Pendant light fitting. Radiator. Decorative picture rail.

Kitchen

14'3" x 7'10" (4.34 x 2.40)

UPVC double glazed window to the rear elevation. Features range of eye and base level units with complementary work surfaces and tiled splashback.

Stainless steel sink and drainer unit with mixer tap. Space for cooker, space for fridge freezer. Vinyl flooring. Radiator. Pendant light fitting. Decorative picture rail.

Pantry/Utility Room

14'2" x 4' (4.31 x 1.22)

UPVC double glazed windows to the rear elevation. Ideal for storage or for use as a utility room. Pendant light fitting. Vinyl flooring. Plumbed for washing machine.

First Floor Landing

13'6" x 5'9" (4.12 x 1.76)

UPVC double glazed obscured window to the rear elevation. Carpeted. Radiator. Pendant light fitting. Decorative picture rail and coving to ceiling. Doors leading off first floor accommodation.

Bedroom One

14'3" x 12'11" (4.34 x 3.94)

UPVC double glazed window to the rear elevation. Carpeted. Decorative picture rail. Radiator. Pendant light fitting.

Bedroom Two

14'3" x 12'11" (4.34 x 3.93)

UPVC double glazed window to the front elevation. Cupboard storage. Radiator. Carpeted. Decorative coving and picture rail. Pendant light fitting

Bedroom Three

14'4" x 10'8" (4.36 x 3.25)

UPVC double glazed window to the front elevation. Cupboard storage. Radiator. Carpeted. Decorative coving and picture rail. Pendant light fitting

Bedroom Four

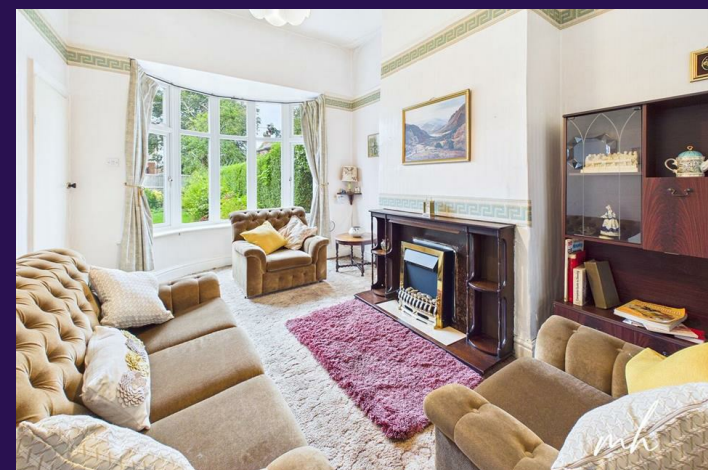
10'2" x 6' (3.10 x 1.83)

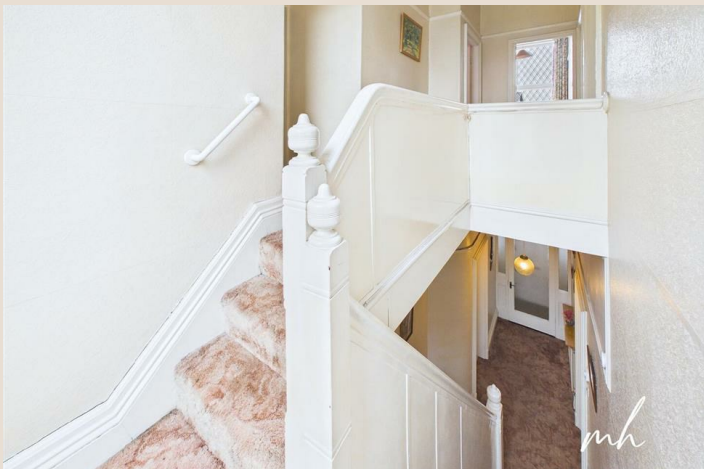
UPVC double glazed leaded window to the front elevation. Carpeted. Decorative coving to ceiling.

Storage Room

8'8" x 10'8" (2.65 x 3.25)

With cupboard storage and housing the wall mounted recently installed combination boiler.





Family Bathroom

5'2" x 10'8" (1.58 x 3.24)

UPVC double glazed obscured window to the rear elevation. Features a three piece suite comprising of a low flush WC, pedestal wash hand basin and panels back with electric shower over. Vinyl flooring. Radiator. Ceiling light fitting.

Front External

A low-maintenance, gated front garden enclosed by boundary walls and established privacy hedging. Paved pathways provide access through attractive planted borders, featuring a variety of mature plants, shrubs and bushes.

Rear Garden

The property enjoys a generous and beautifully established rear garden, predominantly laid to lawn and bordered by an abundance of mature plants, shrubs and colourful flowering borders. Established hedging provides an excellent degree of privacy, while paved pathways and patio areas offer space for outdoor seating and entertaining. The garden also features a substantial brick-built outbuilding, providing useful storage and excellent potential for a workshop or garden store. The outbuilding benefits from power, light, water and a working outside toilet.

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:

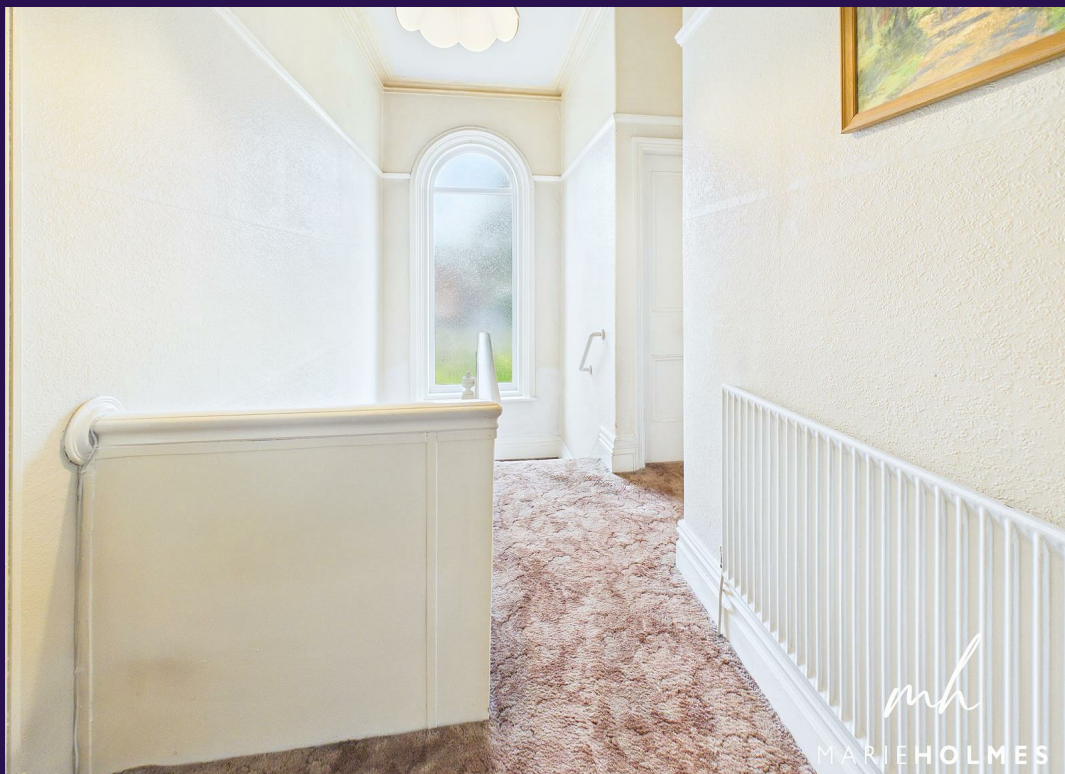
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

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.





Additional Information

Local Authority – Preston City Council

Council Tax – Band C

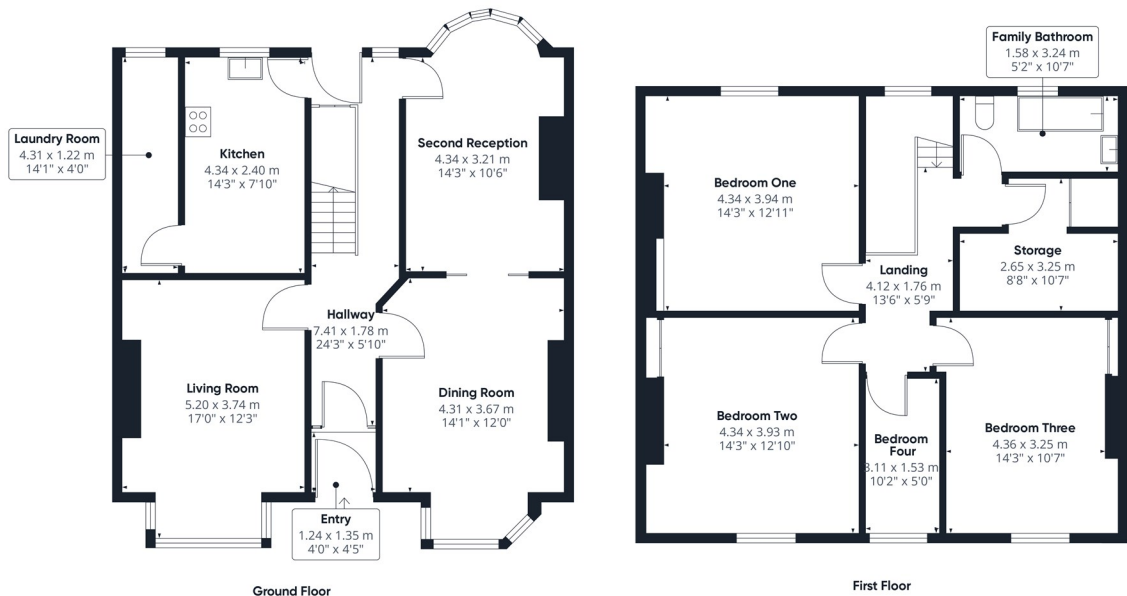
Viewings – By Appointment Only

Tenure – Freehold



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MARIE HOLMES

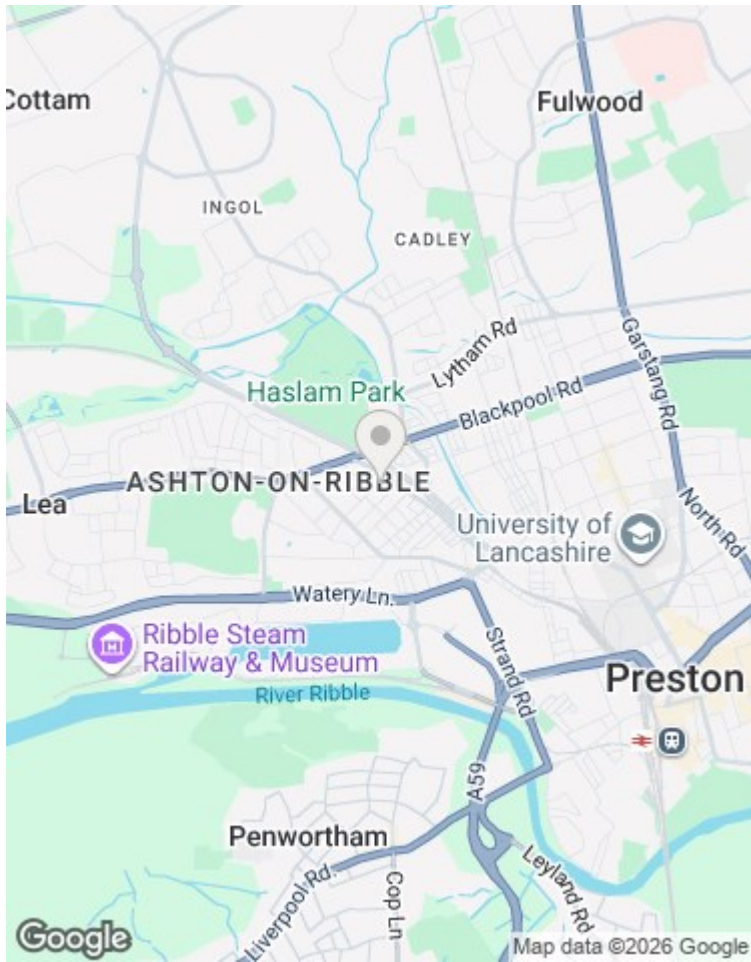


Approximate total area⁽¹⁾
154 m²
1657 ft²

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