



## 24 PEDDERS LANE

ASHTON-ON-RIBBLE, PRESTON, PR2 1AN

**£275,000**

**FREEHOLD**

- 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

**MARIE HOLMES**

SALES | LETTINGS | MORTGAGES

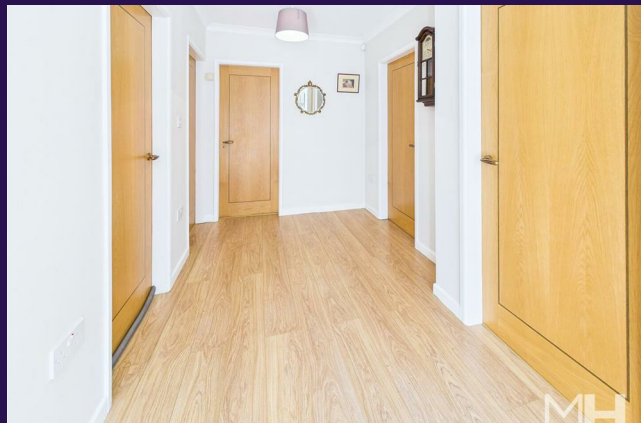
## Introducing 24 Pedders Lane...

A unique opportunity to acquire this two-bedroom detached true bungalow, ideally located in the highly desirable Ashton area of Preston. The property benefits from a prime position close to the docklands and town centre, with attractive views overlooking Ashton Park.

The accommodation briefly includes a spacious entrance hall, a comfortable lounge, a dining kitchen, two generous double bedrooms, and a bathroom. Additional features include gas central heating and double glazing throughout.

Externally, the property offers a low-maintenance front garden, a driveway providing off-road parking, and a single garage with an up-and-over door. To the rear, there is a private, well-proportioned garden, mainly laid to lawn—perfect for outdoor enjoyment.

Viewing is essential to fully appreciate.



### 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

13'4" x 11'9" (4.06 x 3.58)

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

14'0" x 11'0" (4.27 x 3.35)

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**

13'4" x 10'10" (4.06 x 3.30)

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

### **Bedroom Two**

12'1" x 8'9" (3.68 x 2.67)

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**

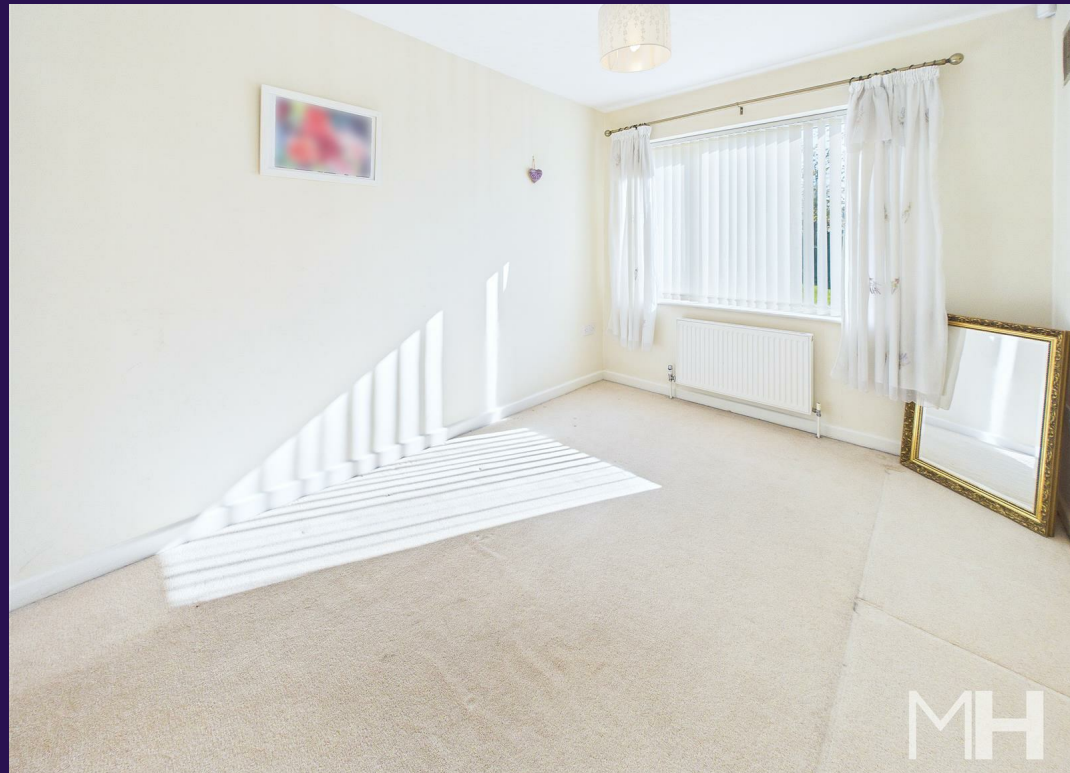
To the front there is a paved low maintenance garden with established shrub borders and trees, driveway providing off road parking for several vehicles leading to single garage.

### **Rear Garden**

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









## 24 PEDDERS LANE

### ADDITIONAL INFORMATION

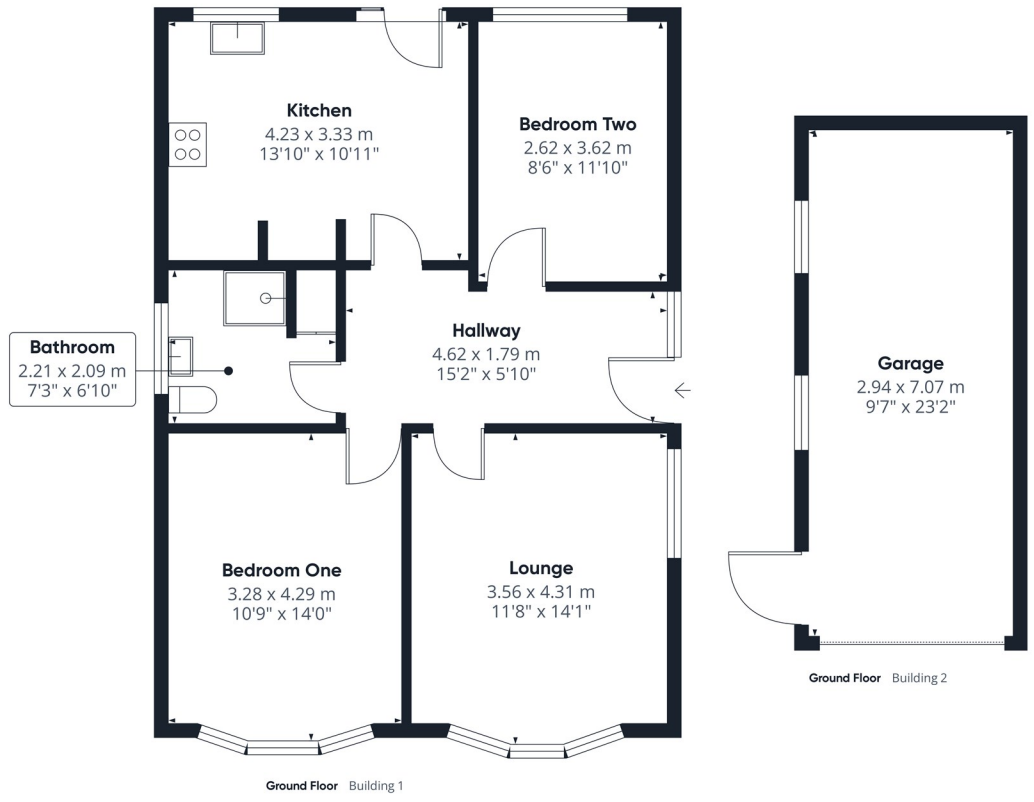
**Local Authority –**

**Council Tax – Band D**

**Viewings – By Appointment Only**

**Tenure – Freehold**





Approximate total area<sup>(1)</sup>  
88.2 m<sup>2</sup>  
949 ft<sup>2</sup>

(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



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

MHEA Penwortham Limited t/a  
Marie Holmes Estate Agents  
36d Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

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

**MARIE HOLMES**

SALES | LETTINGS | MORTGAGES