



Balcarres Road

NEW LISTING

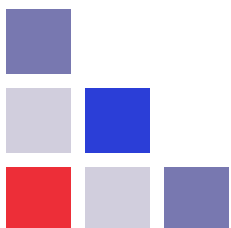
Ashton-On-Ribble, Preston PR2 2BT

Hazelwells are pleased to offer for sale this well presented and spacious three bedroom home situated in a popular area of Ashton-on-Ribble. The property offers accommodation comprising; vestibule, hall, lounge, dining room open to the modern fitted kitchen, three bedrooms and a three piece bathroom suite. The property has UPVC double glazing, gas central heating and an enclosed rear yard. Located within walking distance of local amenities, schools and good road networks for the City Centre & M6/M61/M55 motorway network. Viewings are highly recommended.

COUNCIL TAX BAND: A

EPC: C

£145,000



Hazelwells
sales & lettings

Vestibule

Hall

Lounge

11' 3" x 12' 10" (3.43m x 3.91m)

Dining/Living Room

12' 6" x 12' 10" (3.80m x 3.91m)

Kitchen

12' 2" x 6' 9" (3.71m x 2.05m)

Landing

Bedroom 1

12' 6" x 11' 3" (3.80m x 3.44m)

Bedroom 2

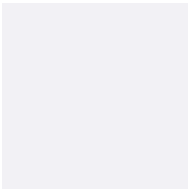
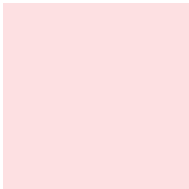
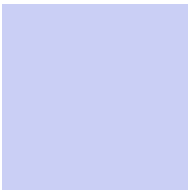
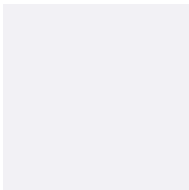
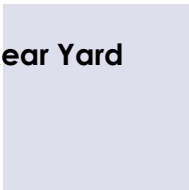
11' 3" x 11' 2" (3.42m x 3.40m)

Bedroom 3

6' 9" x 8' 2" (2.06m x 2.49m)

Bathroom

Rear Yard

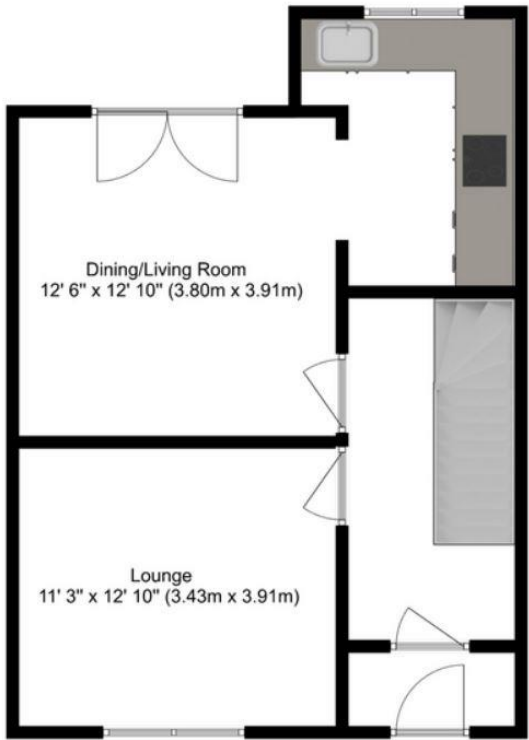




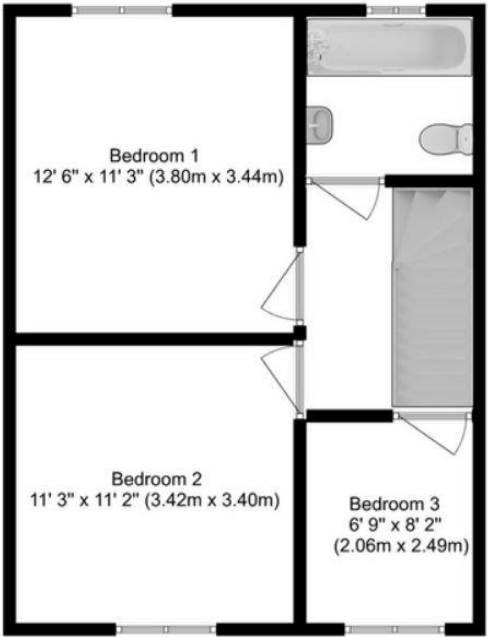
If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR