

# GUILDHALL

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## 35 Balcarres Road

Ashton-On-Ribble, Preston, PR2 2BT

Offers Over £165,000



Nestled on the charming Balcarres Road in Ashton-On-Ribble, Preston, this delightful three-bedroom house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a cosy living room, ideal for relaxing evenings or entertaining guests. The property boasts two reception rooms, providing ample space for family gatherings or quiet moments of solitude.

The three well-proportioned bedrooms are designed to accommodate a variety of living arrangements, whether you are a growing family or seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the outbuilding, which is equipped with electricity. This versatile space can serve multiple purposes, such as a workshop, studio, or additional storage, catering to your individual needs.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its inviting atmosphere and practical features, this



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## Vestibule

UPVC double glazed leaded window, coving, lino floor, UPVC double glazed leaded frosted front door, door leading to reception room 1.

## Reception Room 1

UPVC double glazed window, coving, gas fire in marble and hearth surround, laminate floor, door to reception room 2.

## Reception Room 2

UPVC double glazed window, log and coal fire, tiled hearth, laminate floor, doors to reception room, kitchen, storage cupboard and stairs.

## Kitchen

UPVC double glazed window, UPVC double glazed frosted door to rear, range of wall, drawer and base units incorporating; stainless steel sink with mixer tap, extractor hood, space for cooker, plumbing for washing machine, space for fridge freezer, lino floor.

## Landing

Loft access, dado rail, stairs to ground floor, doors to bathroom, bedrooms 1,2 and 3.

## Bathroom

UPVC double glazed frosted window, half tiling, extractor, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and electric shower, lino flooring.

## Bedroom 1

UPVC double glazed window, gas room heater.

## Bedroom 2

UPVC double glazed window, gas heater, 5 x spot light point, storage cupboard.

## Bedroom 3

UPVC double glazed window. gas room heater.

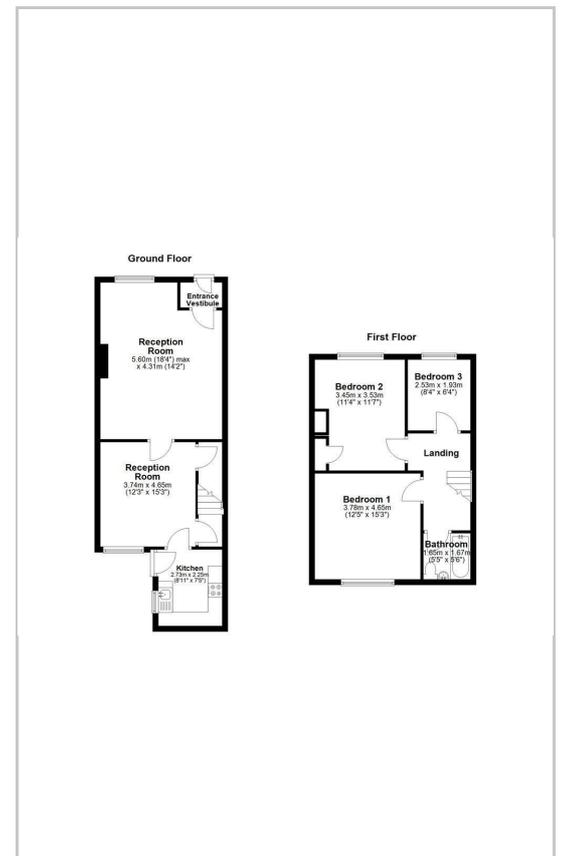
## Rear

Paved yard, outhouse with electricity.

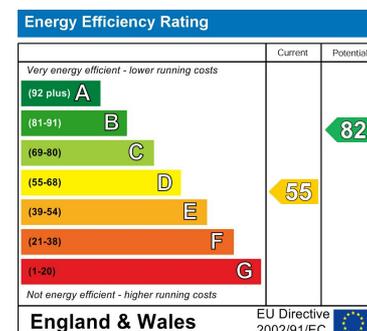
## Area Map



## Floor Plans



## Energy Efficiency Graph



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