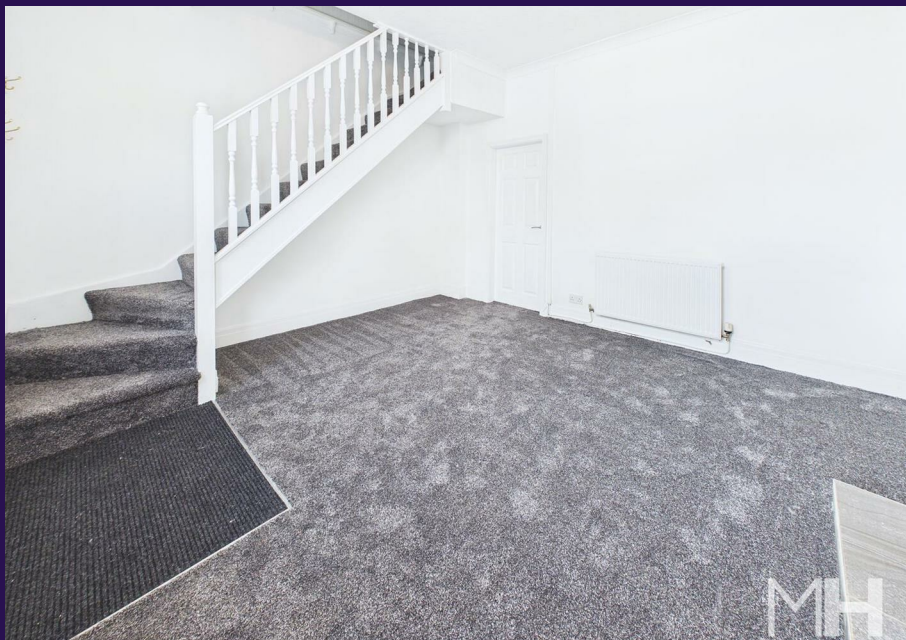




**1A CANNON HILL**

ASHTON-ON-RIBBLE, PRESTON, PR2 2RR

**£134,950**



## Key Features

- Newly Renovated Bright & Spacious Two Bedroom Terrace House
- Large Bright & Airy Lounge
- Newly Fitted Modern Breakfast Kitchen with Integrated Appliances
- Second Reception Room with French Doors leading to Outdoor Space
- Two Double Bedrooms
- Newly Fitted Modern Four Piece Bathroom Suite
- Neutrally Decorated Throughout
- Rear Enclosed Yard & On Street Parking
- Ideal for First Time Buyers, Professional Couple or Investors Alike
- Viewing Essential to Fully Appreciate

## Property Summary

\*\*\*FULLY REFURBISHED THROUGHOUT TO A HIGH STANDARD - SUPERB TWO BEDROOM TERRACE PROPERTY SITUATED IN A GREAT LOCATION WITHIN EASY REACH OF PRESTON CITY CENTRE\*\*\* This newly refurbished two-bedroom mid-terraced home offers deceptively spacious accommodation, combining modern comfort and practicality, making it an excellent choice for first-time buyers, professional couples or investors alike. Ideally situated within easy reach of Preston City Centre, the property enjoys convenient access to an extensive range of shops, restaurants, cafés, leisure facilities, excellent public transport links, and a wide selection of highly regarded schools and local amenities.

Upon entering, you are welcomed into a generous and light-filled lounge which leads through to the well-appointed newly fitted breakfast kitchen, offering a range of modern wall and base units with ample worktop space and a range of integrated appliances, providing a practical and functional environment for cooking and dining. The property further benefits from a second reception room/study/snug to the rear, with double glazed French doors leading out onto the rear yard.

The first floor offers two well-proportioned double bedrooms, both enjoying plenty of natural light and offering versatile accommodation to suit a variety of lifestyles, whether as spacious bedrooms, a home office or guest accommodation.

Completing the internal accommodation is a stylish newly fitted four-piece family bathroom, fitted with a panelled bath, separate walk in shower, wash hand basin and W.C, providing both practicality and a touch of luxury.

Externally, the property benefits from a private, low-maintenance enclosed yard, offering an ideal space for outdoor dining, relaxing or entertaining during the warmer months. On-street parking is available to the front of the property for added convenience. Viewing this superb property comes highly recommended to fully appreciate the quality accommodation and location it has to offer.

## Lounge

Entrance via UPVC double glazed front door with feature glazed leaded panel and top light. UPVC double glazed window to the front elevation. Carpeted staircase leads to all first floor accommodation. Feature focal fireplace with modern surround and wall mounted electric fire. Cupboard housing utility meters. Double panel radiator. Ceiling light. Carpeted. TV aerial socket.

## Breakfast Kitchen

UPVC double glazed window to the rear elevation. Features the range of modern eye and base level units with contrasting complementary work surfaces over. Insect composite sink and draining unit with mixer tap. Integrated appliances include electric fan assisted oven and four burner gas hob with extractor hood over. Feature contrasting splashback. Space and plumbed for washing machine. Vinyl floor covering. Ceiling light fitting. Space for a dining table and chairs. Double panel radiator. Door leading through to:-

## Dining Room/Study/Second Reception

A bright and airy versatile room with UPVC double glazed French doors and side windows to the rear elevation leading out onto the rear yard. Double panel radiator. Insect spotlights to ceiling. Carpeted.

## First Floor Landing

Access to the loft. A split level landing, with double panel radiator, ceiling light fitting and carpeted..

## Bedroom One

A spacious double bedroom with UPVC double glazed window to the front elevation. A bright and dairy room with cupboard storage. Pendant light fitting. Carpeted. Double panel radiator.

## Bedroom Two

A second spacious double bedroom with UPVC double glazed window to the rear elevation. Pendant light fitting. Carpeted. Double panel radiator.

## Bathroom

UPVC double glazed obscured window to the rear elevation. Features a brand-new modern four piece suite in white comprising of concealed system WC set with vanity unit with wash hand basin and cupboard storage, walk-in shower with overhead rainfall fitment and handheld attachment and a panelled bath with mixer taps. Chrome towel ladder radiator. Elevations are part covered in Wet wall cladding. Cupboard storage. Herringbone effect vinyl flooring. Ceiling light fitting.

## Exterior

The rear yard is a private, low-maintenance outdoor space with a paved patio area enclosed by walls and double gates. The property benefits from on street parking to the front.

## Agents Notes

### VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

### 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.

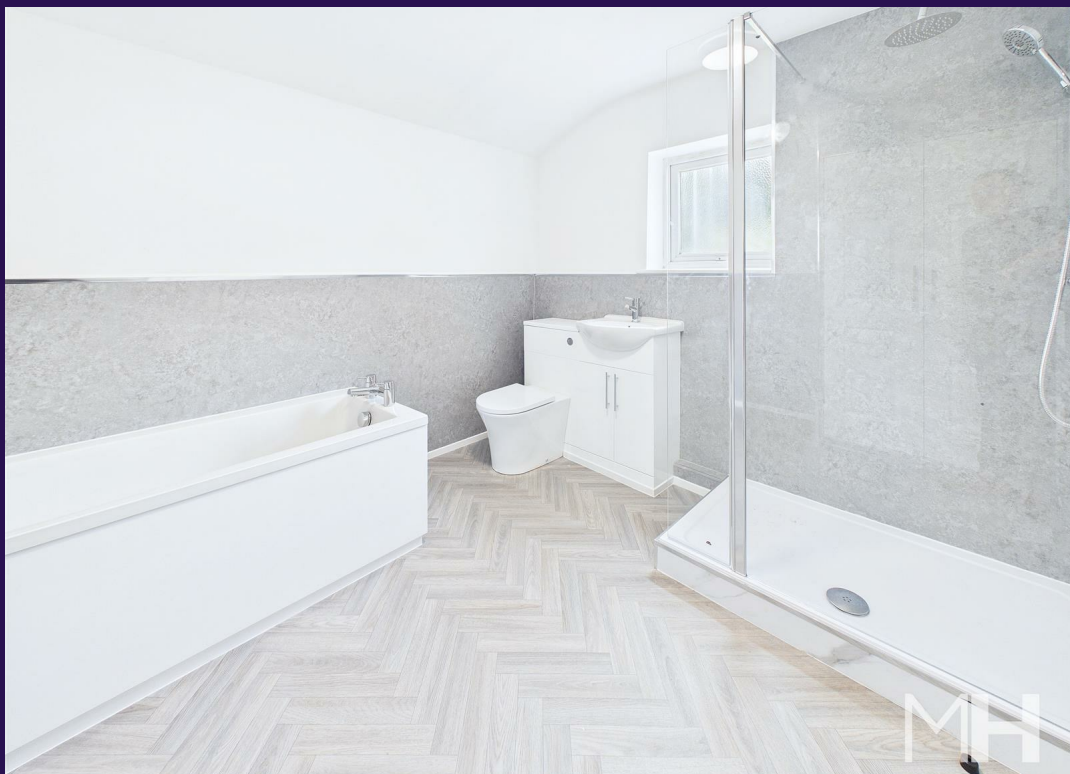
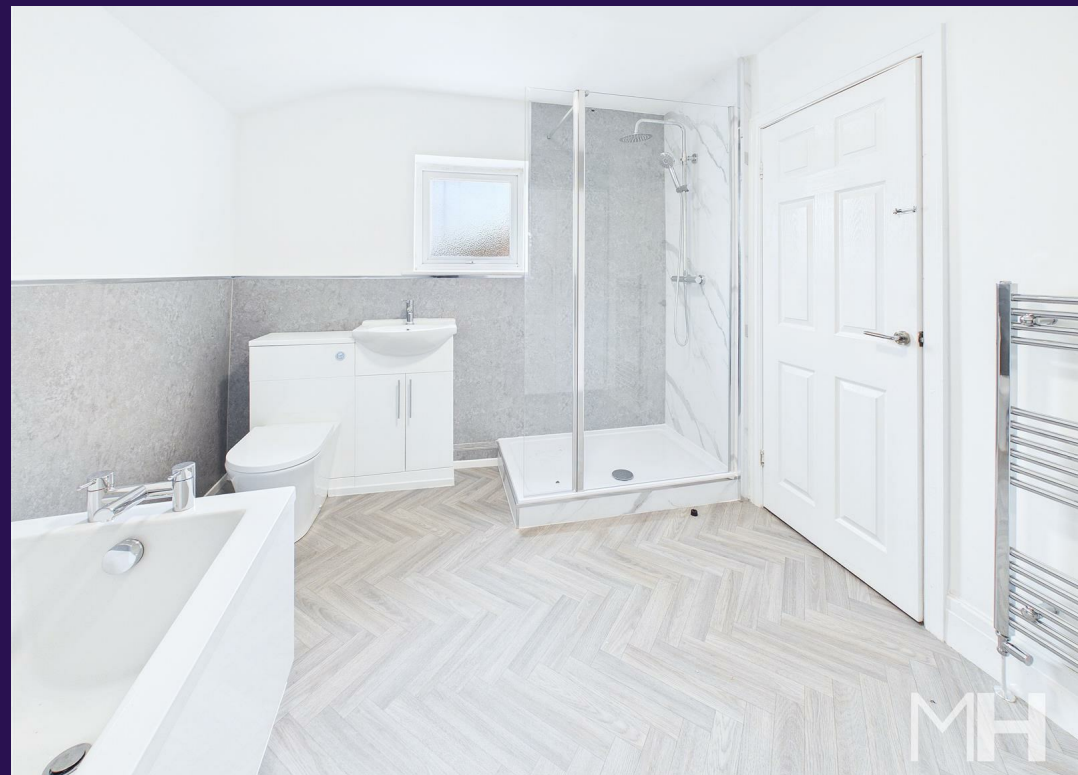
**NOTICE:**

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

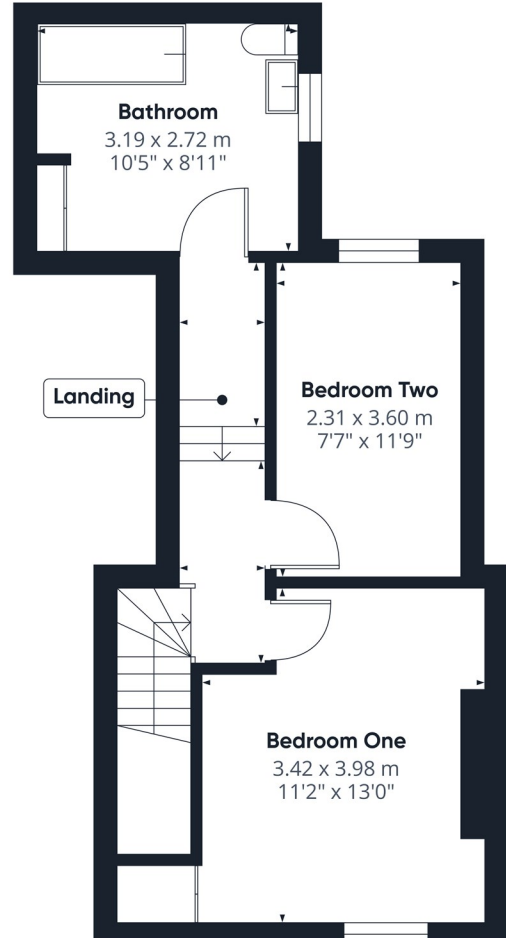
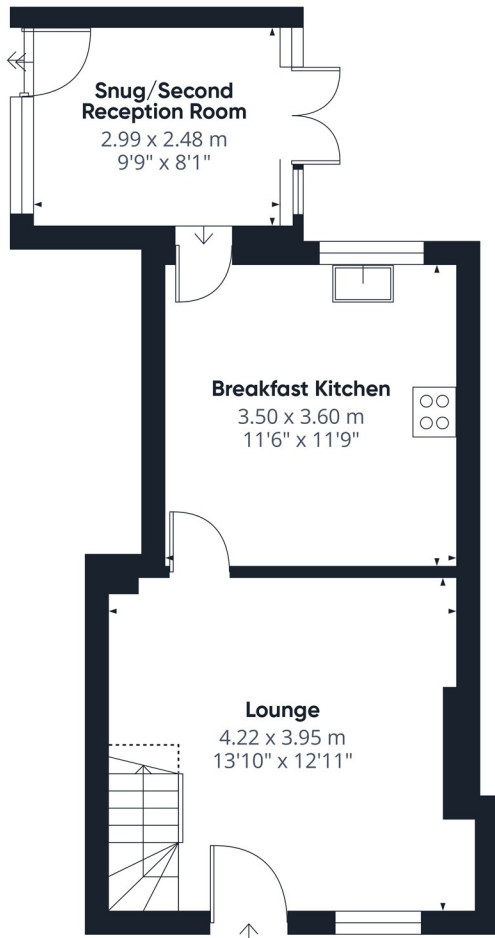
**Council Tax** – Band A

**Viewings** – By Appointment Only

**Tenure** – Freehold



MH



Approximate total area<sup>m</sup>  
72.7 m<sup>2</sup>  
783 ft<sup>2</sup>

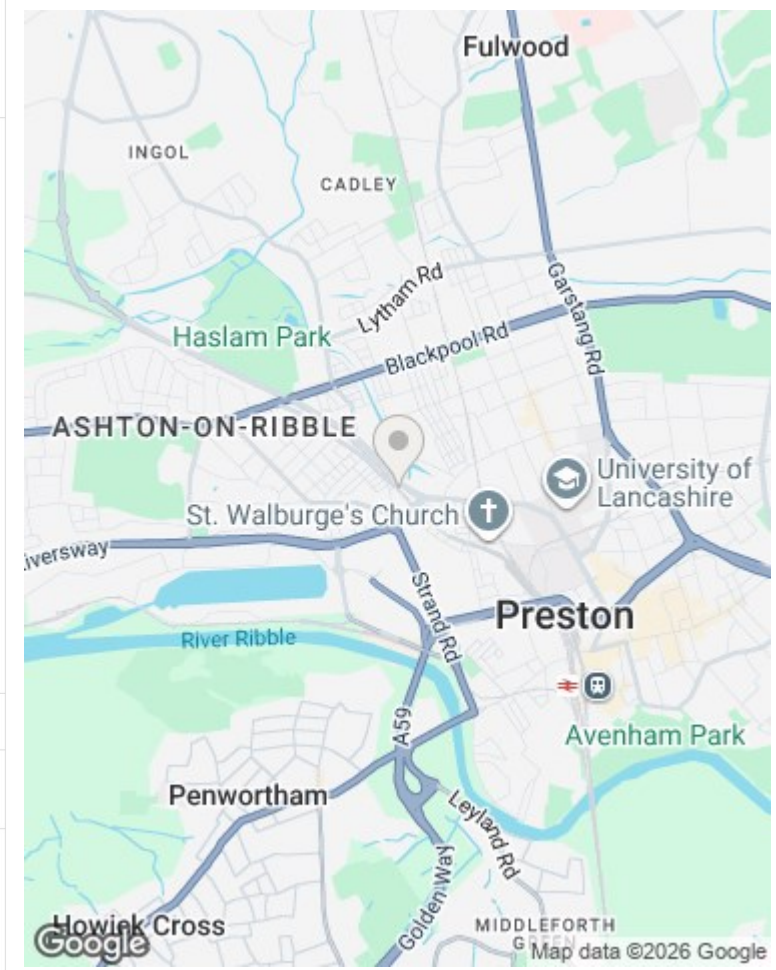
Reduced headroom  
0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



**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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         | <b>67</b> |
| (39-54) <b>E</b>                            | <b>49</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |