

Property Particulars

Pedders Lane, Ashton-On-Ribble.



- **Detached True Bungalow in Most Popular Location**
- **Modern Dining Kitchen**
- **Gardens Front and Rear**
- **Potential to extend subject to planning**
- **Two Double Bedrooms**
- **Gas Central Heating & uPVC Double Glazing**
- **Single Detached Garage**
- **Most Sought Location - Great Setting**

£295,000

A rare opportunity to purchase a TWO BEDROOM DETACHED TRUE BUNGALOW situated in the most sought after location of Ashton-on-Ribble. A location on the outskirts of Preston and being in close proximity to Preston Docklands and all the great amenities offered there. The front aspect overlooks the beautiful Ashton Park. The accommodation briefly comprises: Spacious entrance hall which provides access point to all the accommodation, good size lounge, a modern dining kitchen, two double bedrooms and a bathroom. The property has gas central heating and uPVC double glazing. Being set in an elevated position with paved driveway parking on approach to the detached garage as well as a garden area to the front there is a private good sized rear garden mainly laid to lawn and being fully enclosed. Close to popular local schools, easy main road and motorway connectivity as well as close proximity to walks around the marina. Viewing is essential and we are offering the property with No Chain Delay.

Entrance Hall -

With door and window to side aspect. radiator and doors off.



Lounge - 13' 4" x 11' 9" (4.06m x 3.58m)

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" (4.26m x 3.35m)

Fitted with a range of wall, drawer and base units with contrasting worksurfaces, uPVC double glazed window and uPVC door to the rear, electric hob with extractor above, sink and drainer unit, integrated appliances including electric eye level oven, larger fridge and freezer, plumbed for washer



Bedroom One - 13' 4" x 10' 10" (4.06m x 3.30m)

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" (3.68m x 2.66m)

With uPVC double glazed window to the rear, fitted wardrobes and radiator.

Shower Room -

With a three piece suite comprising modern cubicle shower, 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.



Outside -

To the front there is a paved low maintenance garden with established shrub borders and trees, driveway providing off road parking 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.

Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm