

# GUILDHALL

SALES & LETTINGS



## 47 Powis Road

Ashton-On-Ribble, Preston, PR2 1AD

Offers Over £410,000



A Distinctive Three-Bedroom Detached Home with Unique Character and Charm

Positioned in the ever-popular area of Ashton-on-Ribble, this beautifully presented detached residence offers a rare blend of traditional character and stylish modern touches. From the moment you arrive, you'll be struck by the home's kerb appeal, mature front garden, and welcoming presence.

Step inside and discover a thoughtfully designed interior with generous living space throughout. The ground floor features two versatile reception rooms, ideal for both everyday family life and entertaining guests. Whether used as a formal lounge, snug, or home office, these rooms offer flexibility to suit a range of lifestyles.

The highlight of the home is undoubtedly the stunning open-plan kitchen and dining area – a bright and airy space designed for modern living. With a seamless flow out to a private balcony, this area is perfect for summer dining or simply enjoying the peaceful outlook. The kitchen itself is fitted with high-quality units and integrated appliances, complemented by a sociable layout that brings the family together.



## Ground Floor

Entrance Porch

Hallway

Downstairs WC

Lounge 14'10" x 14'3" (4.54m x 4.35m )

Dining Room 14'10" x 14'4" (4.54m x 4.39m )

Kitchen Diner 21'6" x 12'10" (6.56m x 3.93m )

## First Floor

Landing

Bedroom One 14'11" x 14'4" (4.56m x 4.37m )

Ensuite

Bedroom Two 14'11" x 14'4" (4.56m x 4.38m )

Bedroom Three 13'4" x 13'0" (4.07m x 3.98m )

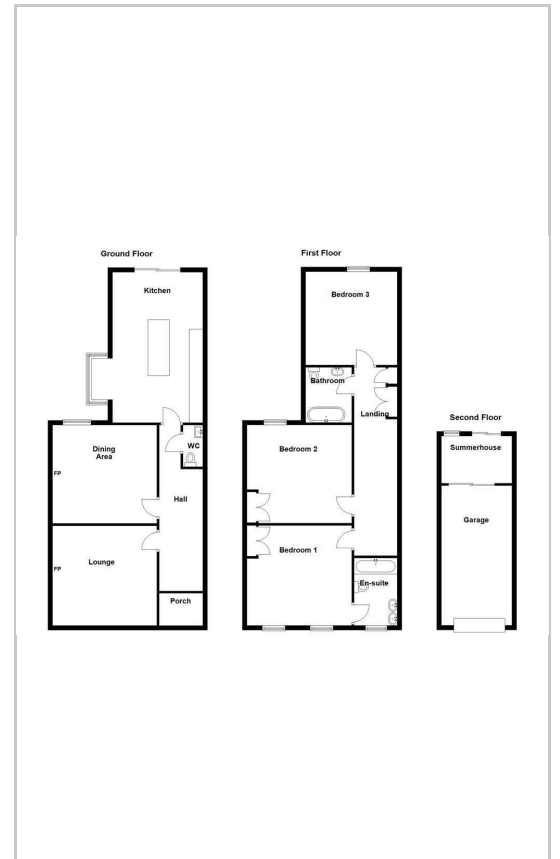
Family Bathroom 7'10" x 6'7" (2.41m x 2.01m)

Garage

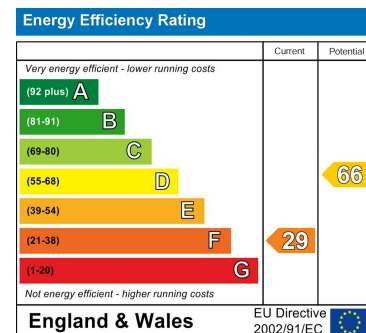
## Area Map



## Floor Plans



## Energy Efficiency Graph



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