GUILDHALL
SALES & LETTINGS



155 West Park Avenue

Ashton-On-Ribble, Preston, PR2 1SX

Offers Over £220,000

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Nestled in the sought-after area of West Park Avenue, Ashton-On-Ribble, Preston, this charming home presents an excellent opportunity for families and individuals alike. The property boasts a spacious reception and dining room, perfect for entertaining guests or enjoying family meals. The modern fitted kitchen is both stylish and functional, catering to all your culinary needs.

Conveniently, the ground floor features a third bedroom, which can also serve as a study or guest room, alongside a well-appointed bathroom. Ascending to the first floor, you will find two generously sized double bedrooms, providing ample space for relaxation and rest.

One of the standout features of this property is the extensive rear garden, offering a delightful outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally, the property benefits from off-street parking and a garage, ensuring that your vehicles are secure and easily accessible.

This lovely home in a desirable location is not to be missed. It combines comfort, convenience, and charm, making it an ideal choice for those looking to settle in a vibrant community.







Entrance
UPVC double glazed door, laminate floor open to living room and kitchen.

Reception Room
UPVC double glazed window, central heating radiator, fireplace, aluminum double glazed sliding door to rear, laminate floor, door to hallway.

Bedroom Three 6'8" x 10'5" (2.04 x 3.18)

Kitchen
UPVC double glazed window, 2 x central heating radiator, 8 x spot light points, tiled splash back, range of high gloss units with marble effect laminate worktops, mixer tap, induction hob with electric oven, plumbing for washing machine, space for dryer, space for fridge freezer, tile floor.

Hallway
Smoke alarm, door to lounge, bathroom, bedroom three and stairs to first floor, laminate floor.

Bathroom
UPVC double glazed frosted window, central heating radiator, towel radiator, half tiled walls, dual flush WC, vanity top sink with mixer tap, freestanding bath with mixer tap, rinse head and direct feed overhead rainfall shower, tiled floor.

First Floor Landing
Smoke alarm, stairs to ground floor, doors to bedrooms 1 and 2.

Bedroom 1
UPVC double glazed window, central heating radiator.

Bedroom 2
UPVC double glazed window.

Front
Concrete driveway leading to garage, raised stones, flowerbeds.

Rear
Astroturf lawn, mature shrubs, green house, paving with raised flowerbeds.

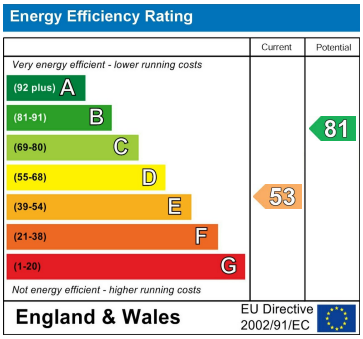
Area Map



Floor Plans



Energy Efficiency Graph



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