



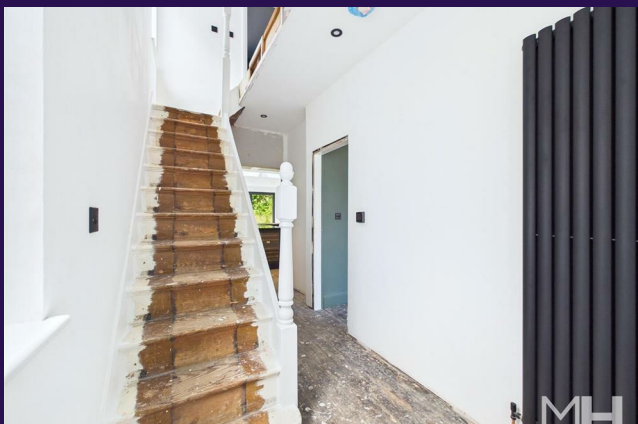
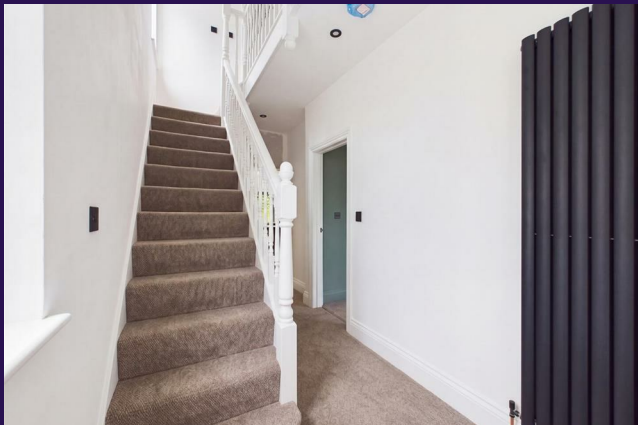
8 WINMARLEIGH ROAD

ASHTON-ON-RIBBLE, PRESTON, PR2 1ET

£260,000
FREEHOLD

- Beautifully Renovated Three Bedroom Semi Detached Property • Highly Desirable Residential Location in Ashton-on-Ribble • Extended to the Rear to Create a Large Open Plan Living Kitchen • Recently Renovated Throughout • Three Bedrooms, 2 Doubles, One Single • Modern Four Piece Family Bathroom • Elevated Plot with Gardens to the Front & Rear • Buyer Input Available on Flooring Finishes to the Ground Floor • Early Viewing Strongly Advised

MARIE HOLMES
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Introducing 8 Winmarleigh Road...

A fantastic opportunity to purchase a beautifully renovated and extended three-bedroom semi-detached family home, occupying a highly desirable position on a quiet residential road in Ashton-on-Ribble. Ideally located within walking distance of both Ashton Park and Haslam Park, the property also benefits from excellent access to local shops, schools, everyday amenities, public transport, and motorway links, making it perfect for families and commuters alike.

A unique feature of this home is the opportunity for the purchaser to personalise the final stages of the renovation. The current owner welcomes buyer input on the final flooring finishes, allowing the new owner to add their own style before completion. The marketing photographs include both the property's current condition and AI-generated images to illustrate the potential finished appearance. AI generated images only apply to the hallway, lounge flooring and kitchen flooring.

The spacious accommodation has been thoughtfully redesigned for modern family living and briefly comprises a welcoming entrance hallway, a comfortable living room, and an impressive open-plan kitchen, dining and family room that creates the true heart of the home.

To the first floor are three well-proportioned bedrooms, comprising two generous doubles and a good-sized single, together with a stylish contemporary four-piece family bathroom.

Externally, the property occupies an elevated plot with gardens to both the front and rear, providing excellent outdoor space for families and entertaining.

Further benefits include recently installed uPVC double glazing, gas central heating, and the reassurance of a comprehensively modernised home.

Combining a sought-after location, spacious accommodation, and the rare opportunity to influence the final specification, this superb home is expected to attract considerable interest. Early viewing is strongly recommended to fully appreciate the quality, space, and potential on offer.

Entrance Hallway

15'1" x 5'8" (4.59m x 1.72m)

Entrance via a modern composite front door into the bright and airy hallway. UPVC double glazed obscured window to the side elevation. Staircase leading to all first floor accommodation. Modern tall radiator fitting. Inset spotlights to ceiling.

Living Room

12'7" x 11'7" (3.84 x 3.53)

UPVC double glazed window to the front elevation. Feature fireplace of brick construction. TV aerial socket. Inset spotlights and pendant light fitting. Modern radiator fitting.

Open Plan Living Kitchen

21'12" x 14'4" (6.70 x 4.36)

Undoubtedly the heart of the home, this spectacular open-plan living kitchen has been thoughtfully designed to combine contemporary style with practical family living. Flooded with natural light from three large roof lanterns and an impressive expanse of anthracite bi-folding doors overlooking the rear garden, the space enjoys a bright and airy atmosphere throughout.

The bespoke shaker-style kitchen is beautifully appointed with an extensive range of premium wall and base units, complemented by quality work

surfaces and a substantial central island incorporating an induction hob with integrated extractor. A full-height bank of cabinetry houses integrated appliances, while the sink unit with contemporary mixer tap and feature LED under-cabinet lighting complete the sleek finish.

The generous layout provides ample space for informal seating, family dining and entertaining, with the vaulted ceiling adding a wonderful sense of space and architectural interest. Bi-folding doors create a seamless connection between the indoor and outdoor living areas, making this an exceptional room for both everyday family life and entertaining guests.

First Floor

Landing

7'9" x 3'6" (2.37 x 1.07)

UPVC double glazed obscured window to the side elevation. Access to the loft. Pendant light fitting.

Bedroom One

12'3" x 10'6" (3.73 x 3.19)

UPVC double glazed bay window to the front elevation. Radiator. Carpeted. Ceiling light fitting. TV aerial socket.

Bedroom Two

12'7" x 10'7" (3.84 x 3.22)

UPVC double glazed bay window to the rear elevation. Radiator. Carpeted. Pendant light fitting. TV aerial socket.

Bedroom Three

6'9" x 6'6" (2.06 x 1.99)

UPVC double glazed bay window to the front elevation. Radiator. Carpeted. Ceiling light fitting.

Family Bathroom

8'5" x 6'7" (2.57 x 2.01)

UPVC double glazed obscured window to the rear elevation. Features a four piece suite in white comprising of a low flush W.C, wash hand basin set with vanity unit with drawer storage, freestanding bath and step in corner shower with mixer power shower. Fully tiled elevations. Extractor fan. Wall mounted illuminated vanity mirror. Insect spotlights to ceiling. Towel ladder radiator.

External

Positioned on an elevated plot with steps leading to the front door. The front garden is mainly laid lawn with planted beds containing mature plants. The rear garden is mainly laid to lawn and is fully enclosed.

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:

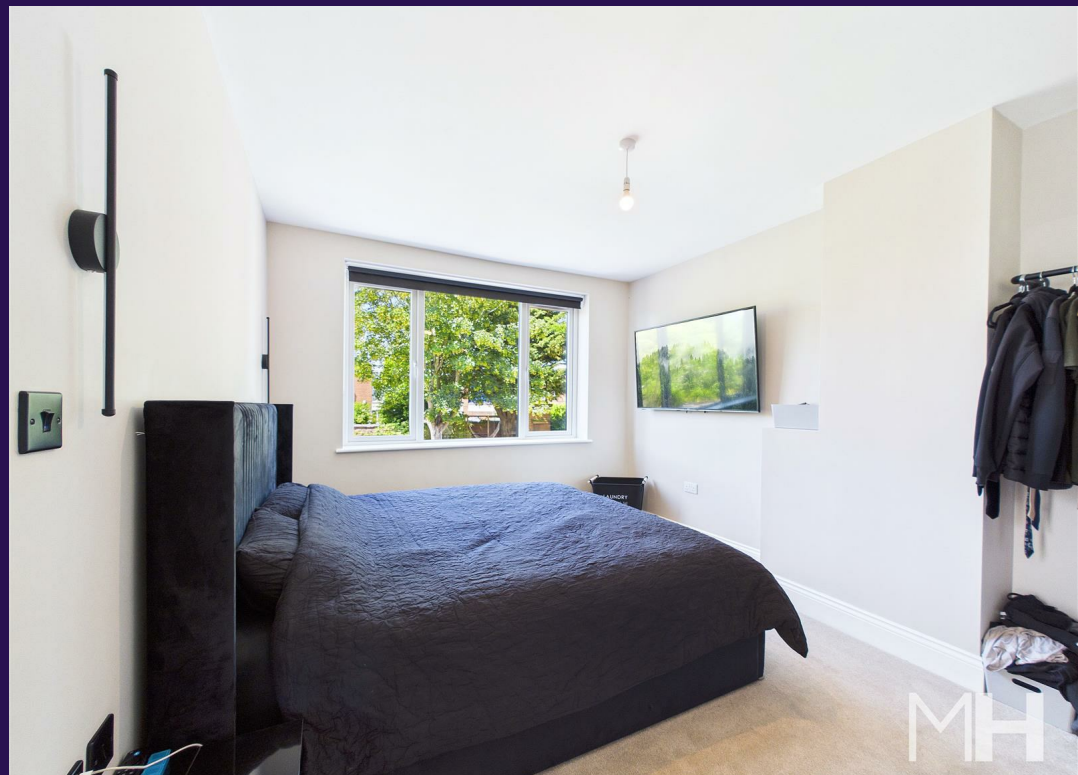
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







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ADDITIONAL INFORMATION

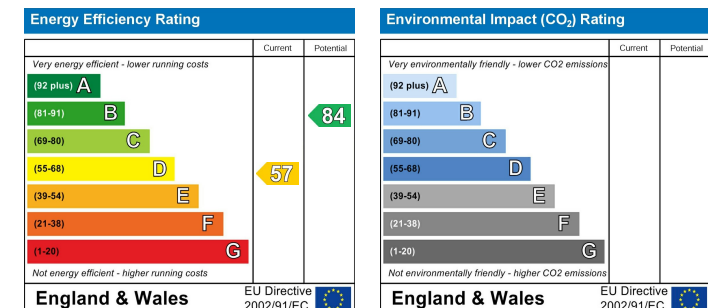
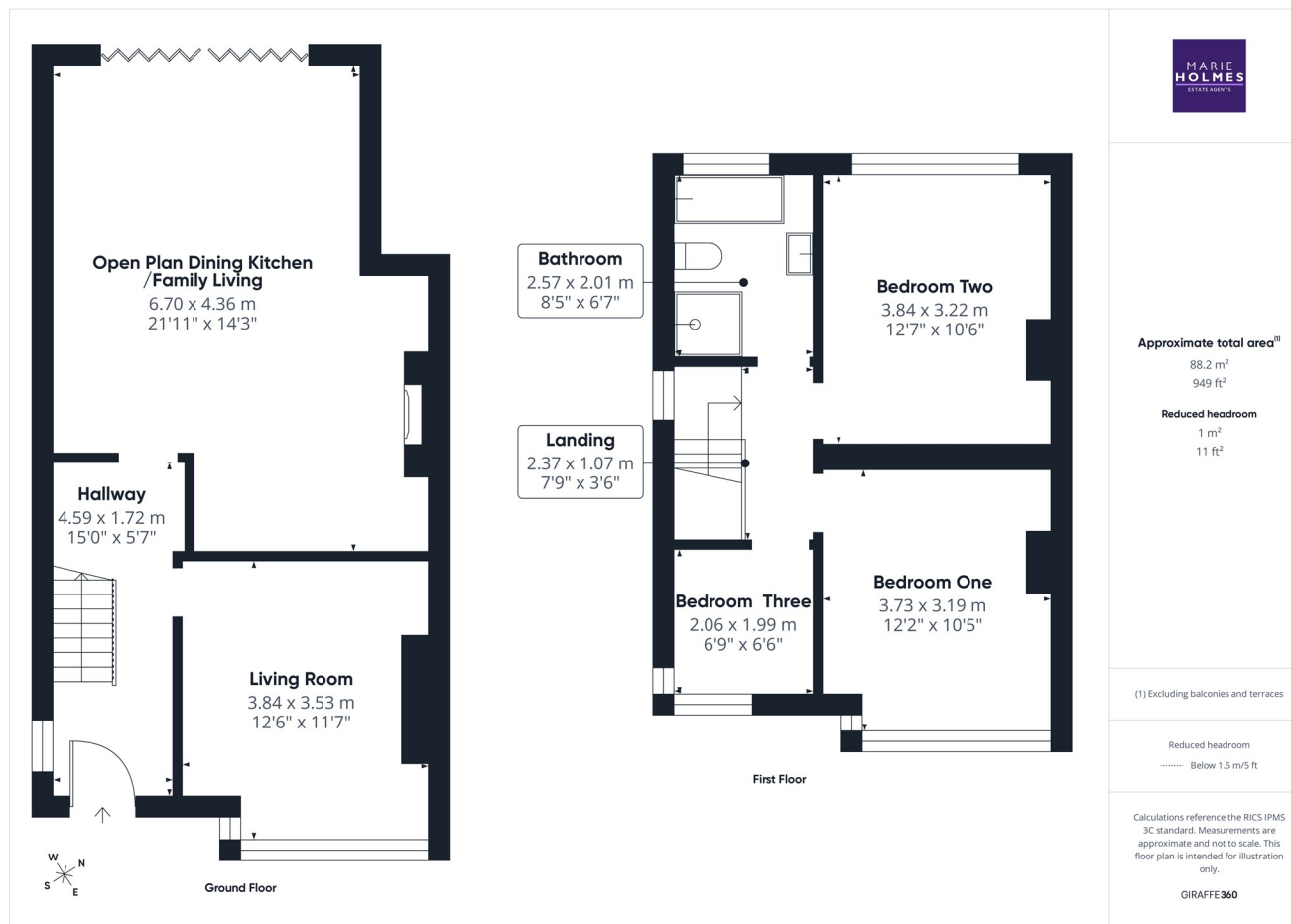
Local Authority – Preston City Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold





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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