



60 PRINCES REACH

ASHTON-ON-RIBBLE, PRESTON, PR2 2GB

Rent – £1100pcm

- Part Furnished Luxury Docklands Townhouse • Stunning Unique Property with Four Balconies • Beautiful Outlook Across the Marina • Two Spacious Bedrooms Plus Loft Room • Ready to Move Straight In • Neutrally Decorated Throughout • Available Long Term • Two Allocated Parking Spaces • Early Viewing Strongly Advised • Ideal location for Preston City Centre & BAE Systems

MARIE HOLMES

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PART FURNISHED & AVAILABLE IMMEDIATELY An exceptional and truly unique home, offering luxurious living in the heart of Docklands and presented to an outstanding standard throughout. Arranged over four spacious floors, this remarkable property must be viewed to fully appreciate its character, scale, and distinctive design.

The ground floor features a welcoming entrance hall and a generous storage area. Stairs lead to the first floor, where the accommodation opens up impressively above the archway, creating a bright and spacious feel. This level includes a large furnished bedroom with a private balcony, alongside a stylish, fully equipped modern kitchen.

On the second floor, you'll find a further impressive bedroom with its own balcony, complemented by a beautifully appointed bathroom suite.

The third floor enjoys an attractive dual-aspect layout, with French doors opening onto balconies on both sides, creating a stunning living and dining space filled with natural light.

A staircase leads to a substantial loft room, offering versatile additional accommodation that is tastefully finished with quality carpeting and décor.

Completing this unique home are the added benefits of two allocated parking spaces, making it an exceptional opportunity for those seeking something truly special. Early viewing is strongly advised.

Available Immediately.

Entrance Hallway

11'9" x 3'2" (3.59 x 0.97)

First Floor Landing

Kitchen

8'6" x 9'2" (2.58 x 2.80)

Bedroom One

12'8" X 12'8" (3.86 X 3.86)

Second Floor Landing

Bedroom Two

12'12" x 12'8" (3.96 x 3.85)

Bathroom

8'7" x 9'3" (2.61 x 2.82)

Third Floor Landing

Living Room

16'2" x 12'9" (4.94 x 3.88)

Dining Room

7'9" x 12'8" (2.37 x 3.86)

Fourth Floor

Loft Room/Second Reception Room

30'1" x 12'8" (9.16 x 3.85)

Exterior

Two allocated parking spaces.

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:

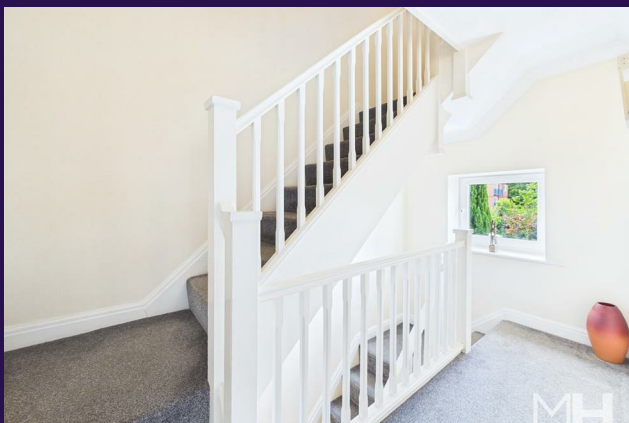
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though 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:

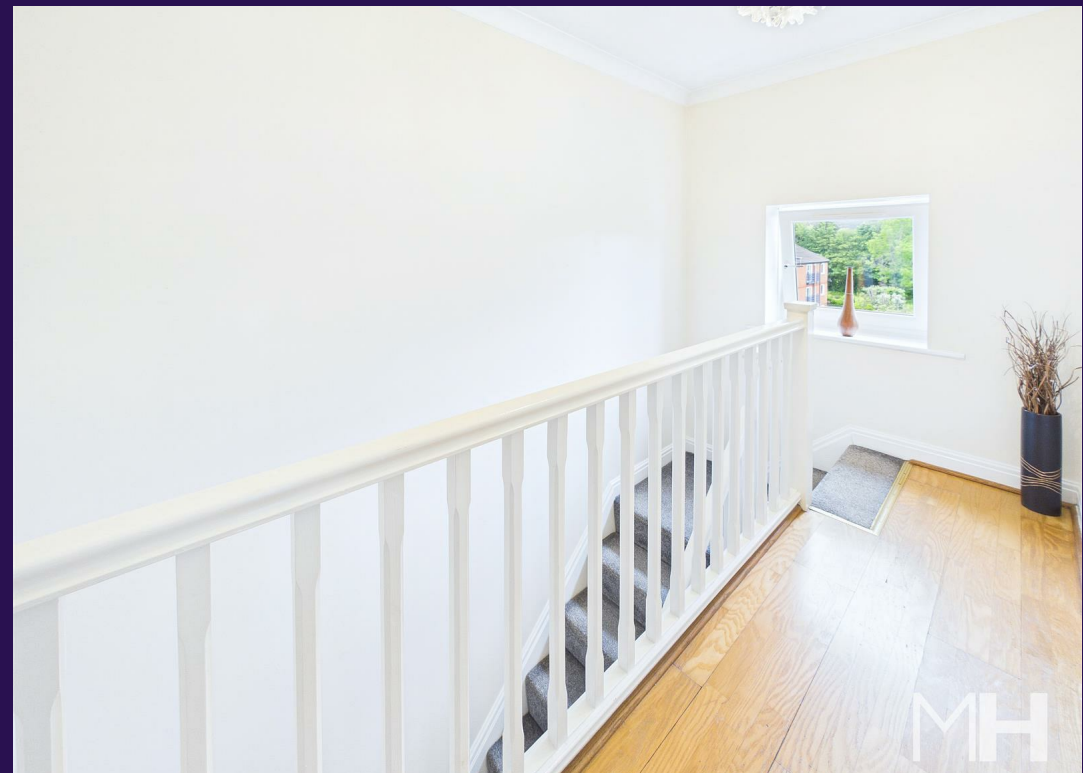
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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ADDITIONAL INFORMATION

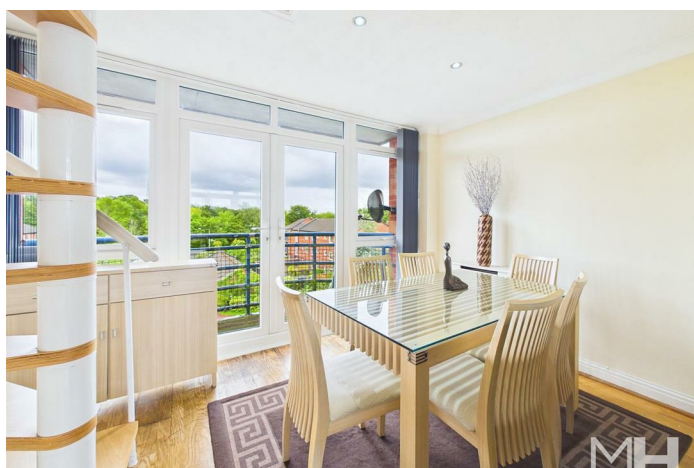
Local Authority – Preston City Council

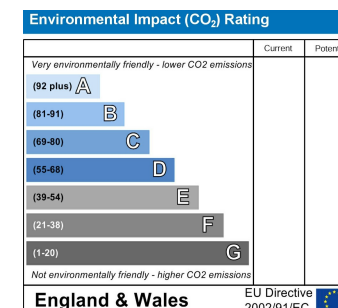
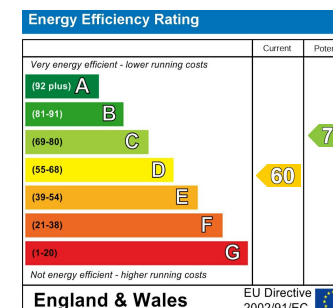
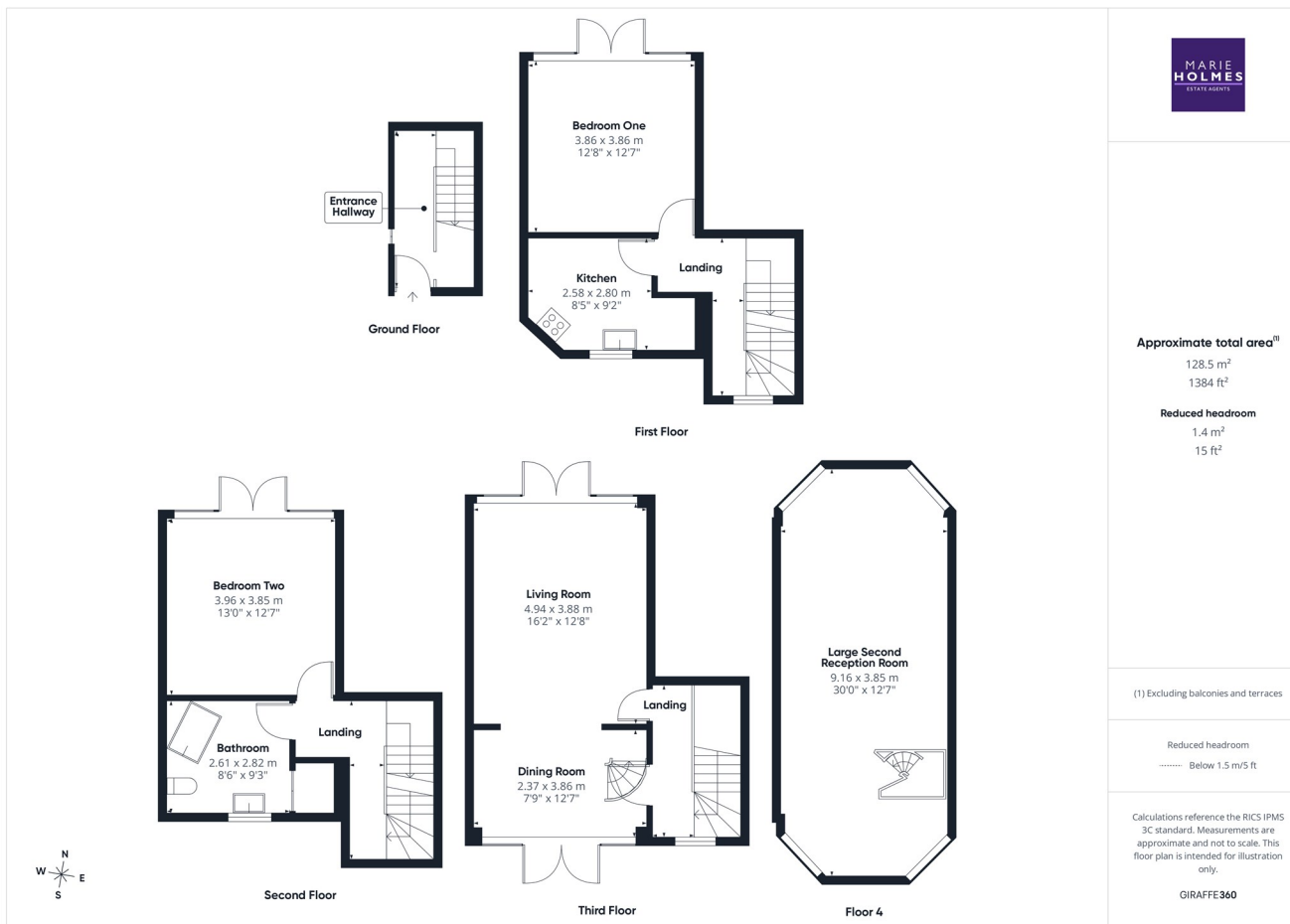
Council Tax – Band C

Viewings – By Appointment Only

Tenure –

EPC Rating – D





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.

Marie Holmes Estate Agents

36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

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