





37 PROSPECT PLACE

ASHTON-ON-RIBBLE, PRESTON, PR2 1DL

£285,000

FREEHOLD

• Immaculately Presented Extended Family Home • Three Generously Proportioned Double Bedrooms • Principal Bedroom With En-Suite Facilities • Spacious & Inviting Family Lounge • Stylish Contemporary Dining Kitchen • Delightful Conservatory Overlooking Rear Garden • Modern Family Size Bathroom • Enclosed Rear Garden With Lawn & Decked Seating Area • Generous Driveway, Covered Double Carport & Garage • Sought-After Ashton-on-Ribble Location – Early Viewing Essential

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

37 Prospect Place

A PROPERTY THAT TRULY OFFERS MORE THAN MEETS THE EYE! Marie Holmes Estate Agents are delighted to present this beautifully maintained and thoughtfully extended three-bedroom family home, occupying a peaceful residential position within the ever-popular area of Ashton-on-Ribble. Offering generous living accommodation, tasteful presentation and excellent family-friendly features, this delightful property is certain to impress.

Upon entering, a welcoming reception hallway with an attractive stained-glass entrance door sets the tone for the accommodation beyond. The inviting lounge provides a comfortable space to relax, whilst the stylish, contemporary dining kitchen offers an excellent setting for family life and entertaining. A delightful conservatory completes the ground floor, providing additional reception space overlooking the rear garden.

To the first floor are three generously proportioned double bedrooms, with the principal bedroom benefiting from private en-suite facilities. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. To the front is an attractive paved garden with established planting, whilst a generous driveway provides ample off-road parking and leads to a substantial covered double carport and garage.

The enclosed rear garden offers a charming combination of lawned areas, mature shrubs and colourful planting, creating an ideal setting for outdoor entertaining and enjoying the summer months.

Conveniently positioned for local amenities, reputable schools and excellent transport connections, this superb home combines peaceful residential living with everyday convenience.

Deceptively spacious, immaculately presented and ready to move into, this exceptional family home must be viewed to be fully appreciated.



Entrance Vestibule
1'11" x 6'2" (0.59 x 1.88)
Entrance via UPVC double glaze doors, leading in to the vestibule. Tiled flooring. Feature leaded internal glazed door with side panels leads through to:-

Hallway
9'6" x 5'10" (2.89 x 1.79)
Carpeted spindle balustrade staircase leads to all first floor accommodation. Understairs storage cupboard. Wood effect laminate flooring. Radiator. Pendant light fitting. Decorative coving to ceiling.

Living Room
14'7" x 11'3" (4.45 x 3.44)
UPVC double glazed bay window with feature leaded lights to the front elevation. Features a modern living flame gas fire with wooden surround. TV aerial socket. Radiator. Carpeted. Pendant light fitting. Decorative coving to ceiling. Internal glazed door leads through to hallway.

Dining Kitchen
14'8" x 10'8" (4.47 x 3.26)
UPVC double glazed window to the side and rear elevations. Internal glaze to French doors lead through to the conservatory. The kitchen features a range of modern high- and base level units in Oak wood effect finish with contrasting complementary work surfaces over. Inset one and a half bowl composite sink and drainer unit with chrome mixer tap. Tiled splashbacks. Integrated appliances include electric fan assisted oven, induction hub and stainless steel chimney style extractor. Space and plumbed for washing machine and dishwasher. Space for undercounter fridge. Space for dining table and chairs. Pendant light fitting. Inset spotlights to ceiling. Wood effect laminate flooring. Radiator.

Conservatory
7'7" x 8'11" (2.32 x 2.73)
UPVC double glazed conservatory on a base of brick construction with doors leading out onto the rear garden. Ceiling fan light. Wood effect laminate flooring. Radiator.

First Floor Landing
7'4" x 5'10" (2.24 x 1.78)
Doors leading off to all first floor accommodation. Carpeted. Pendant light fitting. Access to the loft.

Principal Bedroom
14'7" x 11'5" (4.44 x 3.48)
UPVC double glazed window to the front elevation. A spacious bright and airy room with space for a king-size bed and plenty of room for freestanding bedroom furniture. Carpeted. radiator. Pendant light fitting. Door leading through to:-

En-Suite
8'2" x 4'8" (2.48 x 1.43)
UPVC double glazed obscured window to the front elevation. Features a modern three-piece suite in white comprising of a low flush W.C, pedestal wash hand basin with mixer tap and corner step in shower cubicle with thermostatic controlled mixer shower. Chrome towel ladder radiator. Wall mounted extractor fan. Part tiled elevations. Tiled flooring. Ceiling light fitting.

Bedroom Two
13'1" x 10'8" (3.99 x 3.26)
UPVC double glazed window to the rear elevation. A spacious room with space for a king size bed and freestanding bedroom furniture. Radiator. Pendant light fitting. Carpeted.

Bedroom Three
9'8" x 10'10" (2.95 x 3.29)
UPVC double glazed window to the rear elevation. A third spacious bedroom with plenty of space for a double bed and freestanding bedroom furniture. Radiator. Carpeted. Pendant light fitting.

Family Bathroom
8'2" x 7'8" (2.48 x 2.33)
UPVC double glazed obscured window to the side elevation. Features a modern four-piece suite in white, comprising of a low flush W.C, pedestal wash hand basin, panelled corner bath with handheld shower fitment and corner step in shower cubicle with thermostatic controlled mixer shower. Part tiled elevations. Tiled flooring. Chrome towel ladder radiator. Wall mounted extractor fan. Ceiling light fitting.

Rear Garden
Externally, the property benefits from a charming and established rear garden, offering a delightful combination of greenery, privacy and outdoor space. The garden features a lawned area surrounded by an abundance of mature trees, shrubs and established planting, creating a wonderfully leafy and secluded setting. A paved pathway runs alongside the property, complemented by a selection of decorative planters and colourful flowering plants, adding character

and interest throughout.

A further gravelled area behind the garage provides an additional low-maintenance outdoor space, ideal for garden furniture, potted plants or a peaceful seating area.

Bordered by timber panel fencing and mature greenery, the garden offers a pleasant sense of privacy and a tranquil retreat in which to relax and enjoy the warmer months.

Front External

To the front, the property enjoys an attractive and imposing red-brick façade, complemented by a traditional tiled roof and contrasting timber-framed windows, creating a charming and characterful first impression. Set behind a low-level brick boundary wall, the frontage benefits from established hedging, providing an appealing degree of privacy from the roadside. A gated entrance opens onto a paved driveway, offering off-road parking and leading beneath a substantial covered passageway, which provides sheltered access towards the rear of the property. The well-maintained frontage is further enhanced by decorative wrought-iron gates and railings, creating an attractive and welcoming approach to this distinctive home.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

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.

37 Prospect Place










mh
MARIEHOLMES


mh
MARIEHOLMES


mh
MARIEHOLMES







37 PROSPECT PLACE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

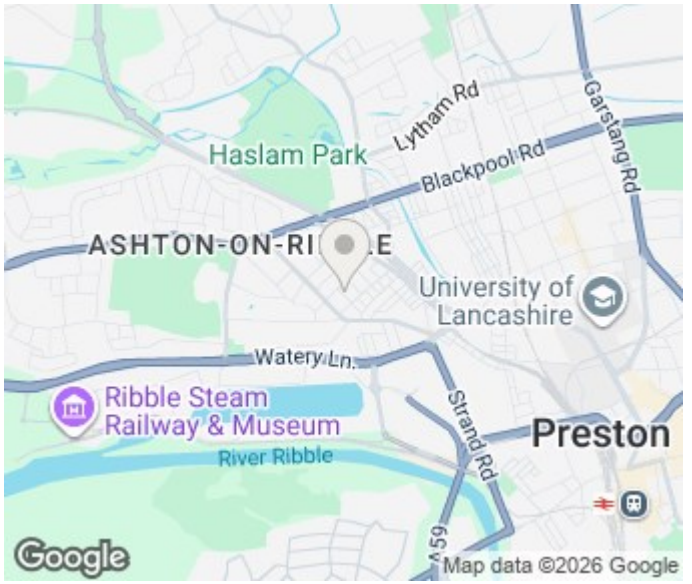
Tenure – Freehold

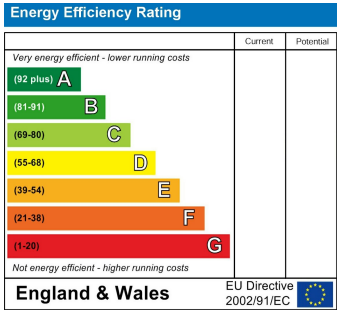
EPC Rating –

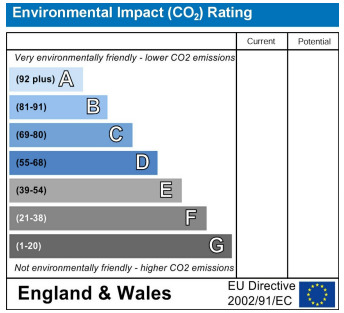












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Marie Holmes Estate Agents

36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 ODQ

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

MARIEHOLMES
SALES | LETTINGS | MORTGAGES