



4 GROSVENOR PLACE

ASHTON-ON-RIBBLE, PRESTON, PR2 1ED

£265,000
FREEHOLD

A great opportunity to purchase this amazing character filled traditional detached family home set in the most sought after location of Ashton on Ribble. This beautiful property does require some updating and offers a large main lounge room with breathtaking ornate coving, double glazed bay window to the front, formal dining room with bay window overlooking the private and sunny rear garden and a dining kitchen. There is fabulous turning back staircase to the first floor and there are three good size bedrooms, shower room and separate WC. completing the first floor accommodation. The property has gas central heating and double glazing and offers driveway parking, garden to the front and a very generous private rear garden. Viewing is essential to fully appreciate the size, setting and potential this property has to offer. Close to local services, amenities, bus routes and close proximity to Lane Ends district with its local business, shops, bars and restaurants. Great motorway connectivity. Offered with No Chain Delay.

MARIE HOLMES

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- Detached Character Filled Family Home • Requires Updating • Three Good Size Bedrooms • Spacious Lounge & Separate Dining Room • Dining Kitchen & Utility Area • Family Bathroom & Separate WC • Great Size Sunny & Private Rear Garden • Driveway Parking • Close to The Vibrant Lane Ends District Centre • Local Schools



Entrance Porch

With a decorative leaded light original sash window to the side, wooden door to the front, original coving to ceiling, part glazed door and side panels to Entrance Hall.

Entrance Hall

A great size with the original staircase to the first floor, original coving to ceiling, ceiling light, radiator and doors off.

Lounge

13'0" x 12'9" (3.96 x 3.89)

With a double glazed sash style bay window to the front, skirting radiator, ceiling light, stunning ornate original coving to ceiling.

Dining Room

15'4" x 12'1" (4.67 x 3.68)

A lovely room with a double glazed sash style bay window to the rear, radiator, ceiling light opening to the dining kitchen.

Kitchen/Diner

10'7" x 8'4" (3.23 x 2.54)

With a range of wall, drawer and base units with contrasting working surfaces, gas cooker, stainless steel sink and drainer, wall mounted central heating boiler, opens to utility area.

Utility Area

5'6" x 4'3" (1.68 x 1.30)

With work surface, plumbed for washer, double

glazed opaque sash style window and under stairs storage.

Rear Porch

Being half uPVC double glazed window with door to rear.

First Floor Landing

Being approached by an original turning back staircase to first floor landing with a double glazed window to the rear, ceiling light and doors off.

Bedroom One

13'2" x 12'9" (4.01 x 3.89)

With two double glazed sash style windows, original coving to ceiling, ceiling light and radiator.

Bedroom Two

12'8" x 11'3" (3.86 x 3.43)

Another good double with a double glazed sash style window, original coving to ceiling, ceiling light and radiator.

Bedroom Three

9'7" x 9'5" (2.92 x 2.87)

With a double glaze sash style window to rear, original coving to ceiling and radiator.

Shower Room

With a three piece suite comprising wash hand basin, bidet and a quadrant glazed shower compartment with mains shower, tiled elevations, Minton tiled flooring, heated towel rail and opaque double glazed sash style window.

Separate W.C.

With a two piece suite comprising high suite W.C. and hand basin set in a vanity unit, airing cupboard and opaque double glazed sash style window.

Outside

Garden fronted with garden hedges and driveway parking.

Rear Garden

A fabulous size rear garden with central pathway, being sunny and private, brick built garden shed and garden W.C.

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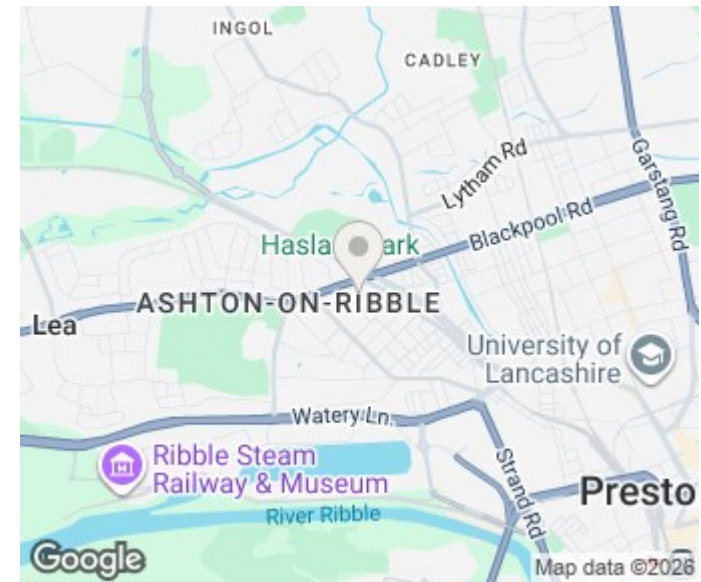



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ADDITIONAL INFORMATION

- Local Authority** –
- Council Tax** – Band D
- Viewings** – By Appointment Only
- Floor Area** – sq ft
- Tenure** – Freehold
- EPC Rating** –

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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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