



LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



OIRO £180,000 Freehold

We are delighted to present this three-bedroom family home in the sought-after location of Ashton-on-Ribble. Ideally situated close to local amenities, schools, and within easy reach of Preston City Centre, this property offers both convenience and comfort. Don't miss this fantastic opportunity!

- Driveway parking
- Loft room with velux window
- Modern three bedroom home
- Recently fitted kitchen
- Close to amenities and Town Centre

Upon entering the home, you are greeted by a spacious hallway featuring hardwood maple flooring that flows seamlessly throughout the ground floor. The hallway leads to all ground floor rooms and provides access to the stairs guiding you to the upper floors. Under the stairs, there is a convenient utility cupboard with space for a washing machine and dryer.

To your right, you'll find a generous lounge featuring a beautiful bay window that fills the room with natural light. This inviting space boasts a charming gas fireplace and ample room for furniture and storage, ensuring both comfort and functionality.

Continuing towards the rear of the property, you enter the heart of the home – the kitchen diner. Newly refurbished, this versatile space is perfect for hosting family and friends. It features double doors leading to the rear garden, creating a seamless indoor-outdoor flow. The kitchen is equipped with underfloor heating, ample storage and extensive worktop space, complemented by integrated appliances including a fridge freezer, double standing-height oven, dishwasher, and gas hob.

As you ascend the stairs to the first floor, you'll find the family bathroom located on the left-hand side. Recently refurbished, this modern space includes a WC, a wash basin with built-in storage, and a bathtub featuring a luxurious waterfall shower overhead. The bathroom is thoughtfully designed with underfloor heating, a frosted window and an extractor fan, ensuring ample natural light and effective ventilation.

The primary bedroom is situated at the front of the property, featuring a large bay window that fills the room with abundant natural light. This spacious room comfortably accommodates a large bed and offers plenty of space for additional furniture as needed, creating a versatile and inviting retreat.

The second bedroom is located at the rear of the property, offering a generous amount of space and a pleasant view of the back garden through a large window. This room also features an integrated wardrobe, providing convenient storage while maintaining a clean and spacious feel.

Completing the first floor is the third bedroom, currently utilized as a home office, highlighting its versatility. This adaptable space can easily be transformed to suit your family's needs—whether as an additional bedroom, a home office, or even a games room.

Continuing up an additional flight of stairs, you arrive at the loft room—another versatile space offering ample storage opportunities. The room is beautifully illuminated by a Velux window, ensuring a bright and airy atmosphere.

Externally, the home continues to impress with a spacious driveway at the front, providing ample parking. To the rear, you'll find the garden featuring a patio area—perfect for outdoor seating—alongside a lawned area. Additionally, there is a brick-built storage room, offering practical storage solutions.

Call 01995 213101 to book your viewing today!

Council Tax Band: B (Preston City Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



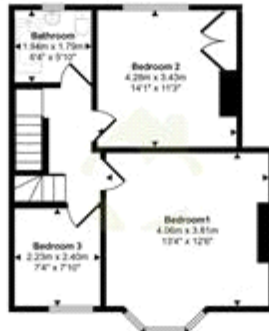




Ground Floor
Approx 43 sq m / 468 sq ft

Devices head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-interpretation. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



First Floor
Approx 48 sq m / 518 sq ft

Devices head height below 1.5m


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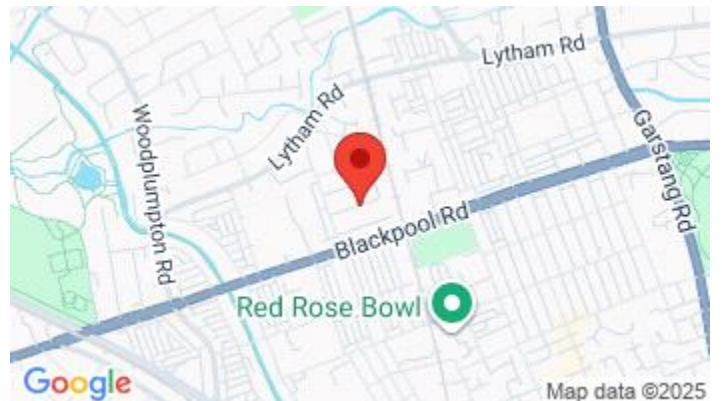
Second Floor
Approx 28 sq m / 278 sq ft

Devices head height below 1.5m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.