



## 269 West Park Avenue

Ashton-On-Ribble, Preston, PR2 1JT

Offers Over £290,000



Nestled in the charming area of Ashton-On-Ribble, Preston, this beautiful three-bedroom house on West Park Avenue offers a delightful blend of comfort and convenience. The property is situated in a great location, making it an ideal choice for families and professionals alike.

As you step inside, you will find that the home flows exceptionally well, providing a warm and inviting atmosphere throughout. The spacious living areas are perfect for both relaxation and entertaining, ensuring that you can enjoy quality time with loved ones. The property boasts two well-appointed bathrooms, adding to the convenience for busy households.

One of the standout features of this home is the annexe located in the garden. This versatile space can serve a variety of purposes, whether you envision it as a home office, a guest suite, or a playroom for children. The garden itself offers a lovely outdoor retreat, perfect for enjoying the fresh air and sunshine.

Additionally, the property includes off-street parking, which is a valuable asset in this area. For those with electric vehicles, an EV charger is also available, making this home not only stylish but also environmentally



Porch

2 x UPVC double glazed window, tiled floor, composite door, door to reception room 1.

Reception Room 1

2 x UPVC double glazed windows, UPVC double glazed bay window, central heating radiator, Multi-fuel cast iron fire, wood mantle with slate hearth, partial wood floor, coving.

Hall

Tiled floor, space for fridge freezer, open to kitchen, doors to bedrooms 1 and 3.

Bedroom 3

UPVC double glazed window, central heating radiator.

Kitchen

3 x UPVC double glazed windows, coving, range of shaker style wall and base units, granite worktops, Belfast sink with mixer tap, range cooker with 5 ring gas hob, plumbing for dishwasher and washing machine, open to hall and doors to bedroom 1 and bathroom, tiled floor.

Hall

Central heating radiator, storage cupboard, tiled floor.

Bathroom

UPVC double glazed frosted window, extractor fan, 4 x spot light points, central heating radiator, half tiled to complement, dual flush WC, pedestal sink with mixer tap, P-Shape bath with mixer tap and overhead waterfall shower, lino floor.

Bedroom 1

2 x UPVC double glazed windows, central heating radiator, built-in wardrobe.

Hall To Rear

UPVC double glazed French doors to rear, open to kitchen, tiled floor, stairs to first floor, shaker base units with granite worktop, central heating radiator.

Bedroom 2

9 x Spot light points, 2 x Velux double glazed windows, laminate floor, stairs to ground floor.

Front Garden

Lawn and concrete driveway.

Rear Garden

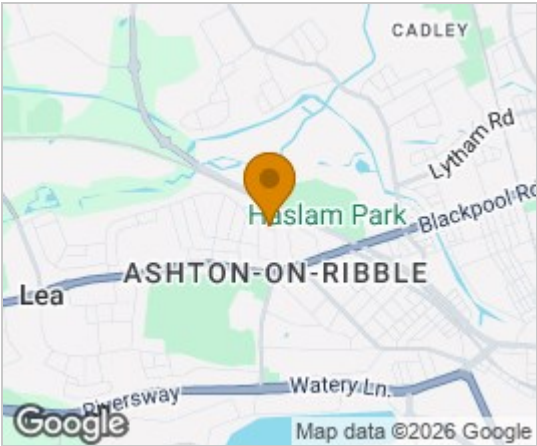
Paving, lawn and decking.

Guest House

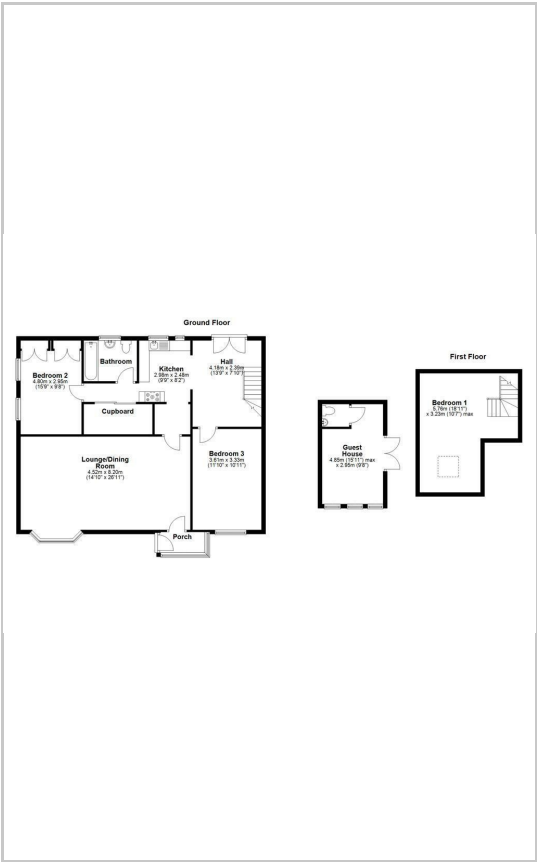
3 x UPVC double glazed windows, 2 x velux windows, electric radiator, tiled floor, door to WC.  
WC - Wood double glazed Velux window, half tiled to complement, dual flush WC, tiled floor.

EV Charger

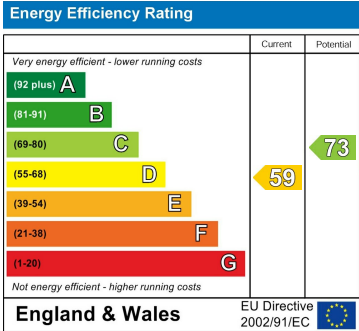
Area Map



Floor Plans



Energy Efficiency Graph



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