



## 51 WINDSOR AVENUE

ASHTON-ON-RIBBLE, PRESTON, PR2 1JD

**£210,000**  
FREEHOLD

A fabulous opportunity to purchase a character filled home in a great location on this tree lined avenue, backing on to Ashton's Haslam Park. The 1930's detached house has three bedrooms, two reception rooms, gas central heating, some uPVC double glazing and some stunning leaded light original windows. There is driveway parking and a detached garage and a beautiful sunny and private rear garden. The property has some great original features, coving to ceilings, beautiful solid wooden staircase to the first floor, even beautiful wall lights to the hall and landing. The property does require works of improvement but has masses of potential. Walking distance to Lane Ends and all the shops, services and facilities offered there, main road and bus route connectivity and easy motorway access, as well as local schools. Viewing is essential and strictly by appointment only.

**MARIE HOLMES**

SALES | LETTINGS | MORTGAGES

# 51 WINDSOR AVENUE

- 1930's Detached House • Needing Updating With Excellent Potential • Three Bedrooms • Two Spacious Reception Rooms • Generous Kitchen • Lots of Character • Many Original Features • Great Location • Backs on to Haslam Park • Driveway & Garage



## Entrance Hall

With original part glazed leaded light door to front and secondary glazed ? light window to the side, quarry tiled step-in squares, radiator, stairs rising to first floor, original wall light and under stairs storage.

## Lounge

With secondary glazed original leaded light bay to the front and uPVC double glazed window side window, marble inset fire place with wooden mantel piece, radiator, original coving and ceiling light.

## Kitchen

With a range of wall, drawer and base units, electric cooker point, single sink and double drainer, plumbed for washer, space for fridge freezer, uPVC double glazed window to rear and door to side accessing the rear

## Back Lounge and Dining Room

An extended room taking full advantage of the wonderful view over the private rear garden, original coving, radiator and sliding patio door to rear.

## First Floor Landing

With original staircase and gallery landing, secondary glazed leaded light original window to the side, loft access point, original glazed wall light and doors off.

## Shower Room

With a three piece suite comprising low suite W.C. pedestal wash hand basin and step in shower area,

part tiled elevations, opaque uPVC double glazed window to the side and linen store cupboard.

## Bedroom One

With uPVC double glazed window to the rear, fitted wardrobes, radiator and ceiling light.

## Bedroom Two

With original secondary glazed original leaded light window to the front, radiator and ceiling light.

## Bedroom Three

With original secondary glazed original leaded light window to the front, fitted cupboard and top boxes, radiator and ceiling light.

## Outside

To the front is a garden area and driveway parking.

## Rear Garden

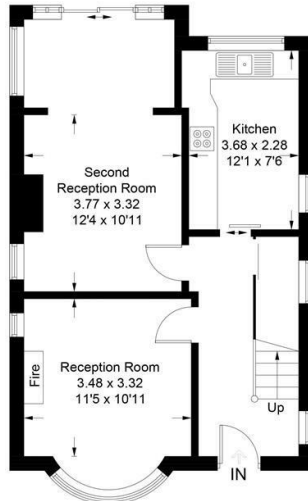
With lawn garden, mature flowerbed border, patio area, detached garage although does need some repairs. Private and sunny aspect overlooking Haslam Park.

# 51 WINDSOR AVENUE

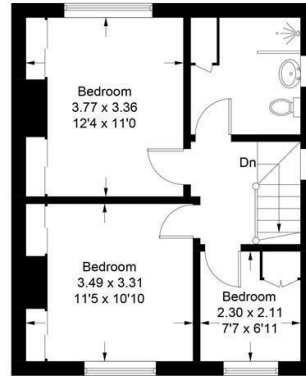


## Windsor Avenue

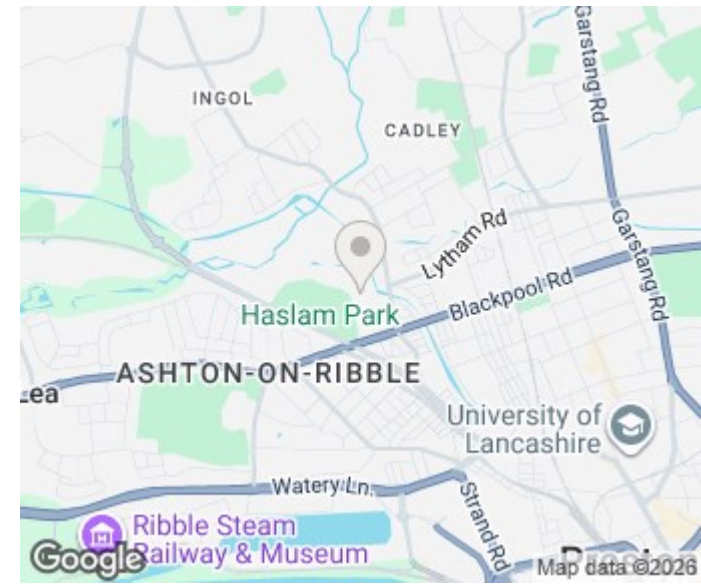
Approximate Gross Internal Area = 93.9 sq m / 1011 sq ft



Ground Floor



First Floor



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

## EPC Rating: Council Tax Band: 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

### Penwortham Office

36d Liverpool Road  
Penwortham  
Preston  
Lancashire  
PR1 0DQ

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

# MARIE HOLMES

SALES | LETTINGS | MORTGAGES