# 128 LYTHAM ROAD

ASHTON-ON-RIBBLE, PRESTON, PR2 2EP

**£235,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

## Key Features

- Superb Two Bedroom Semi Detached True Bungalow
- Tastefully Modernised Throughout
- Highly Desirable Location in Ashton-on-Ribble within Easy Reach of Preston City Centre
- Spacious Lounge
- Modern Fitted Kitchen with Integrated Appliances
- Modern Shower Room
- Two Double Bedrooms
- Plenty of Off Road Parking & Garage
- Large Rear Garden
- Viewing Comes Highly Recommended

## Property Summary

Situated within the highly sought-after Ashton-on-Ribble area of Preston, this beautifully presented semi-detached bungalow enjoys a convenient location within easy reach of an excellent range of local amenities, shops, reputable schools and transport links. Preston city centre, Royal Preston Hospital and the motorway network are also readily accessible, making this a superb location for a variety of purchasers.

The property has undergone a programme of refurbishment and offers spacious, stylish and well-proportioned accommodation finished to an impressive standard throughout. Tasteful décor and large windows allow an abundance of natural light, creating a bright and welcoming home that is ready to move straight into.

Internally, the accommodation briefly comprises an entrance porch leading into the hallway, a generous lounge, two well-proportioned double bedrooms, a fitted dining kitchen and a modern family bathroom.

Externally, the property occupies a generous plot, with a front garden and driveway providing ample off-road parking. To the rear is a substantial enclosed garden featuring lawned and patio areas, creating an excellent outdoor space for relaxing, entertaining and family enjoyment. The property also benefits from a useful workshop/garage.

The size of the plot may also provide scope for further extension or alteration, subject to the necessary planning permissions and building regulations.

Offering an excellent combination of location, generous living space, impressive presentation and a good-sized plot, this versatile bungalow is likely to appeal to a wide range of purchasers, particularly those looking to downsize without compromising on space.

Early internal viewing is highly recommended to fully appreciate the accommodation and setting this superb home has to offer.

## Entrance Vestibule

3'6" x 3'12" (1.07 x 1.21)
Entrance via modern composite front door with feature glazed panel. Tiled flooring. Decorative wall panelling. Inset spotlight to ceiling. Internal glazed door leads through to:-

## Hallway

15'12" x 3'10" (4.87 x 1.17)
Doors leading off to all ground floor accommodation. Radiator. Carpeted. Inset spotlights to ceiling.

## Lounge

13'8" x 13'4" (4.17 x 4.07)
UPVC double glazed bay window to the front elevation. Radiator. Carpeted. TV aerial socket. Inset spotlights to ceiling.

## Rear Vestibule

UPVC double glazed door leading out to the rear garden. Wood effect laminate flooring. Ceiling light fitting. Access to the loft.

## Kitchen

17'2" x 8'1" (5.24 x 2.46)
UPVC double glazed windows to the rear and side elevations. Features a range of modern eye and base level units with contrasting complementary work surfaces over. Inset stainless steel sink and drainer unit with mixer tap. Integrated appliances include electric fan assisted double oven, five burner gas hob and stainless steel chimney style extractor. Plumbed and space for a washing machine and dishwasher. Tiled splashbacks. Inset spotlights to ceiling. Wood effect laminate flooring.

## Shower Room

8'6" x 4'9" (2.59 x 1.46)
UPVC double glazed obscured window to the rear elevation.Features a modern three piece suite in white comprising of a low flush W.C, wash hand basin set within a vanity unit with drawer storage and walk in shower with mixer shower and handheld fitment. Chrome towel ladder radiator. Wall mounted LED vanity mirror. Extractor fan. Fully tiled elevations. Wood effect laminate flooring. Inset spotlights to ceiling.

## Bedroom One

15'10" x 12'6" (4.82 x 3.82)
UPVC double glazed bay window to the front elevation. Carpeted. TV aerial socket. Inset spotlights to ceiling. Pendant light fitting.

## Bedroom Two

9'10" x 12'7" (3.00 x 3.84)
UPVC double glazed french doors to the rear elevation. Features fitted robe storage with sliding doors. TV aerial socket. Carpeted. Inset spotlights to ceiling.

## External

The front of the property offers plenty of off road parking with side access gate and car port leading to the single garage. To the rear is a generous and fully enclosed garden, predominantly laid to lawn and bordered by timber fencing, providing a secure and private outdoor space. A mature feature tree creates an attractive focal point, complemented by established shrubs and planting. A paved patio area provides space for outdoor seating and entertaining, with the garden offering plenty of room for children, pets and family enjoyment.

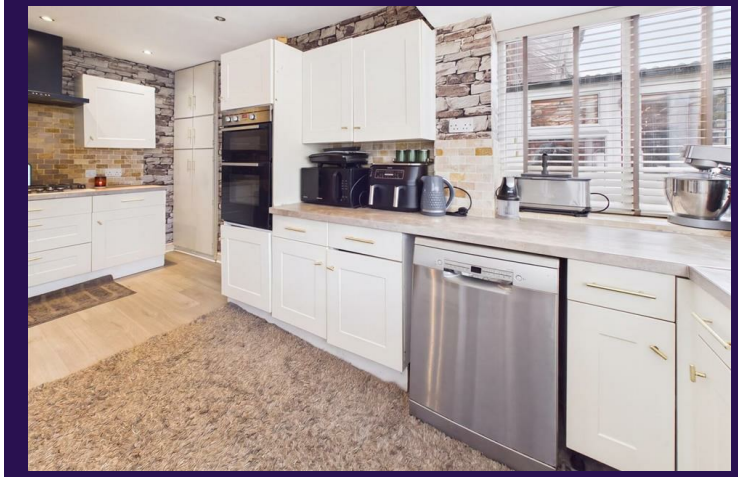
## Garage

Detached single garage with power and light.

## Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

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.

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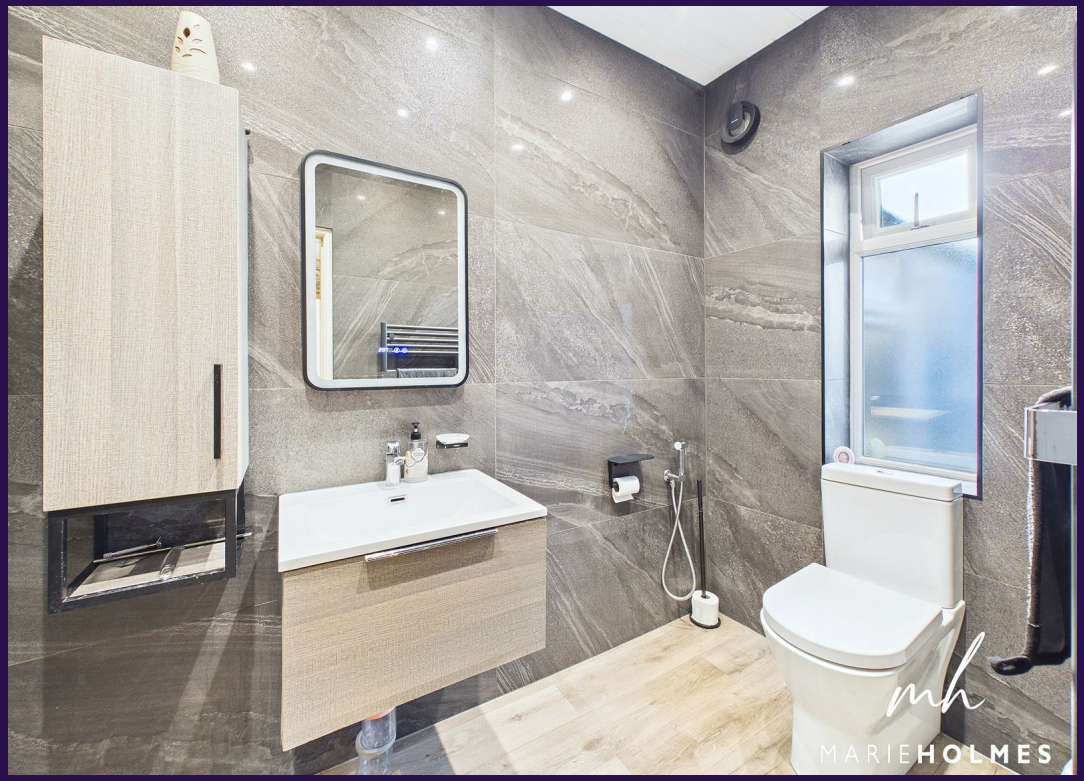
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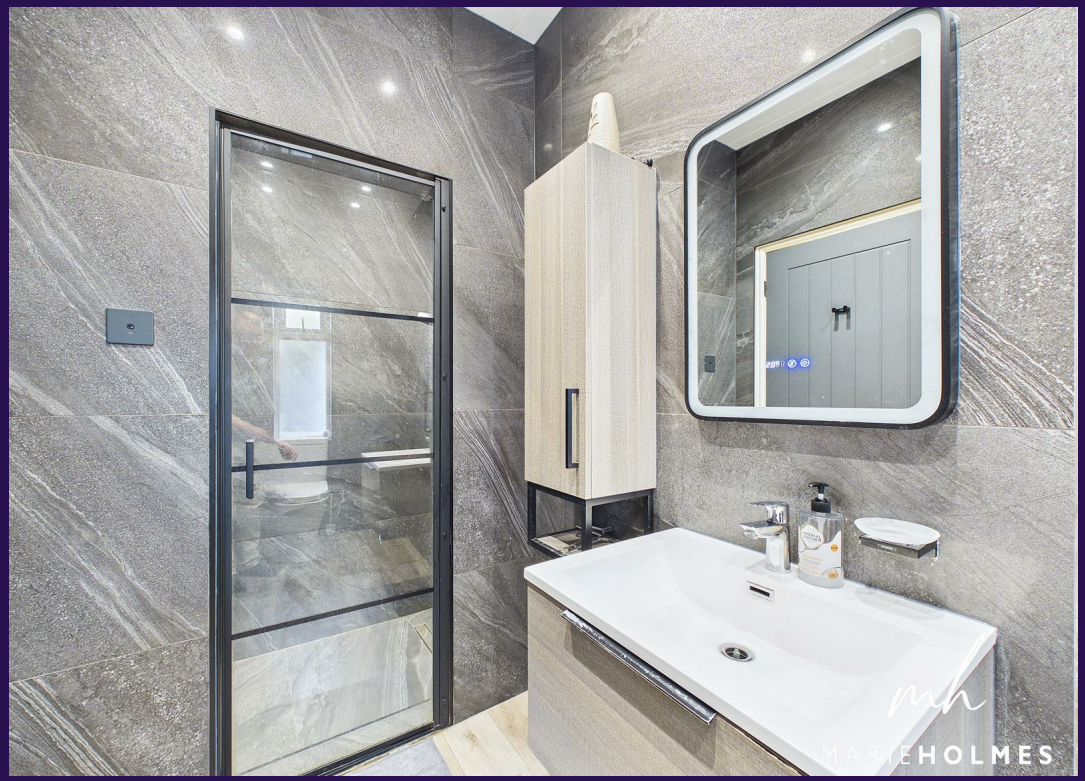
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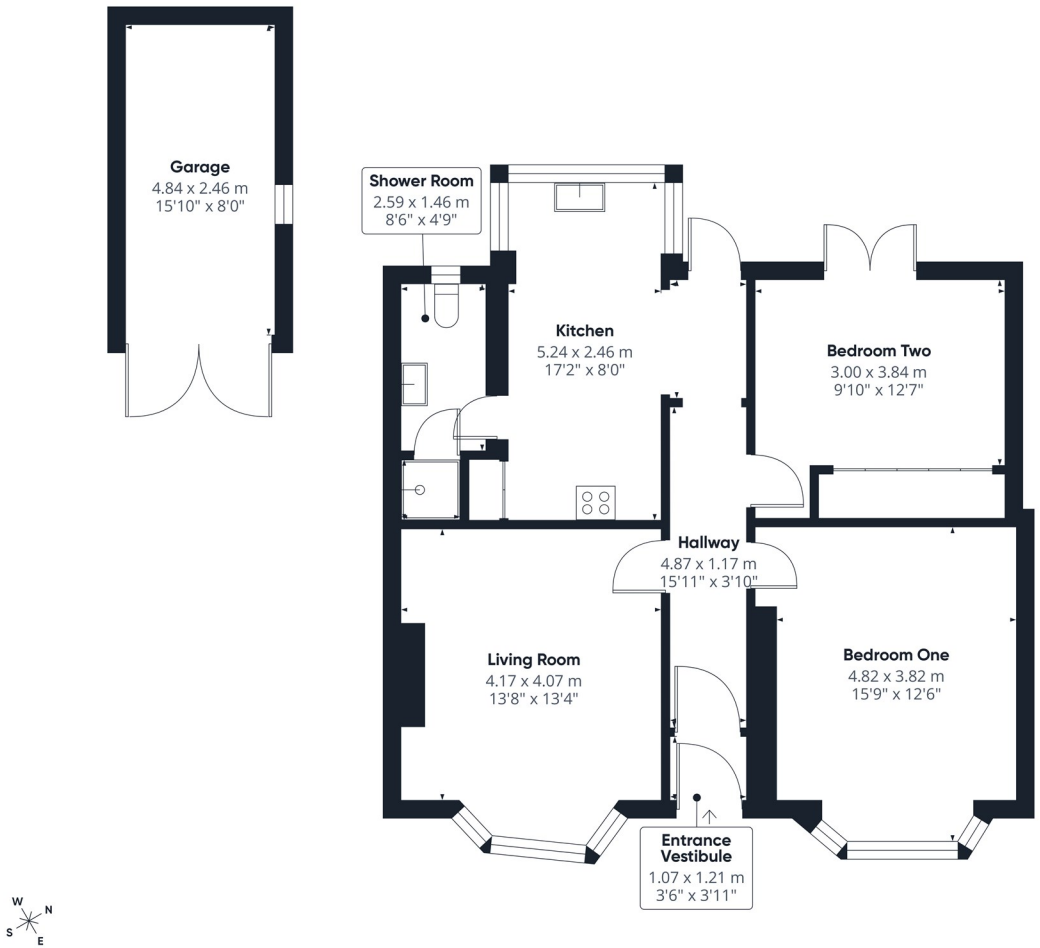
## Additional Information

**Local Authority** – Preston City Council

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Tenure** – Freehold




Approximate total area(1)

89.5 m²

963 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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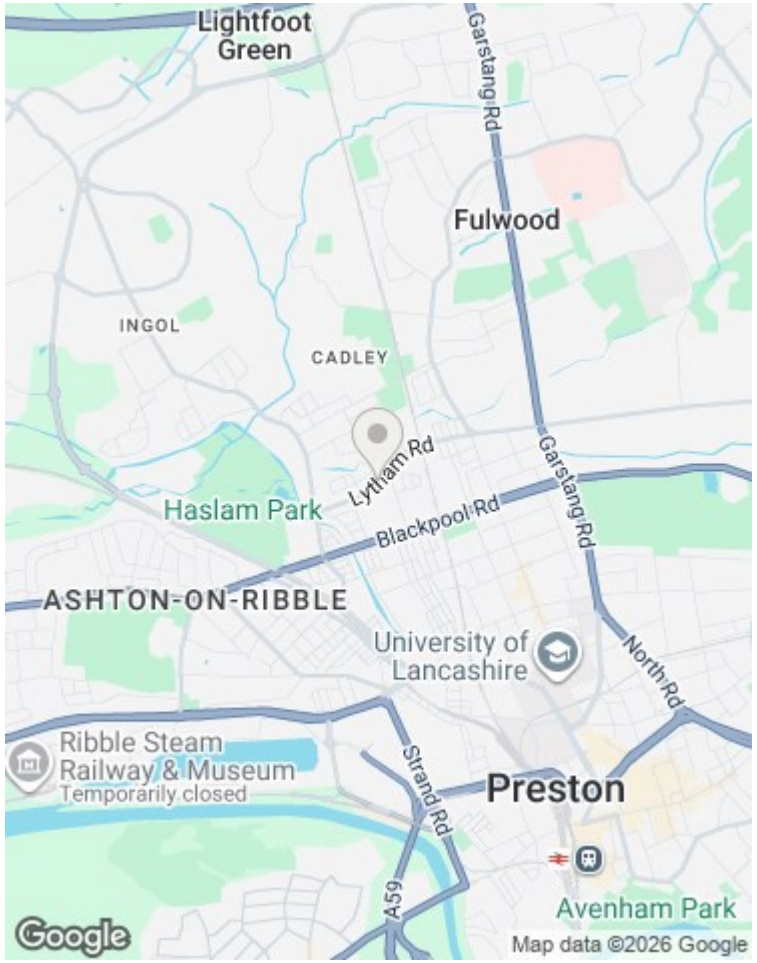
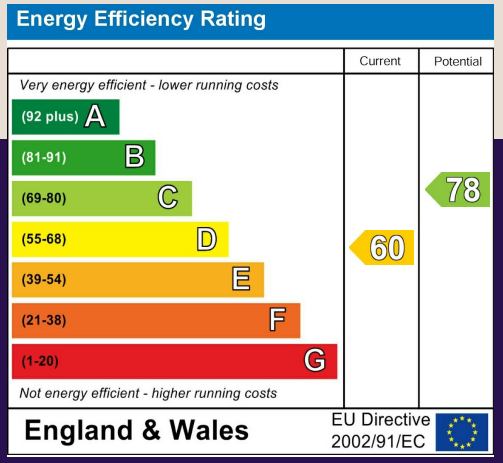



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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





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