



**205 SHELLEY ROAD**

ASHTON-ON-RIBBLE, PRESTON, PR2 2BU

Offers Over

**£159,950**



## Key Features

- Spacious Three Bedroom Mid Terrace Property
- Situated in a Popular Residential Location
- Two Large Reception Rooms
- Large Landing Space with Two Double Bedrooms & One Single Leading Off
- Family Size Bathroom
- Large Rear Garden with Views Over the Canal
- Outbuilding Storage
- On Street Parking to Front
- In Need of Modernisation - Ideal for First Time Buyers
- Viewing Comes Highly Recommended

## Property Summary

Occupying a delightful canal-side position on the ever-popular Shelley Road, this spacious three-bedroom mid-terraced home presents a fantastic opportunity for buyers looking to restore and personalise a property full of charm and character. In need of modernisation throughout, the property offers generous accommodation, a wealth of original features and superb potential to create a wonderful family home in a highly desirable location.

The accommodation begins with an entrance vestibule leading into a welcoming entrance hallway with stairs rising to the first floor. From here, you are welcomed into two well-proportioned reception rooms, providing excellent living and dining space ideal for both everyday family life and entertaining guests. The rooms retain much of the property's original character and period charm, creating a warm and inviting atmosphere. To the rear, the kitchen overlooks the garden and enjoys pleasant views towards the canal, offering excellent scope to redesign into a modern family kitchen.

The first floor continues to impress with a spacious landing leading to three well-proportioned bedrooms and the family bathroom. The two principal bedrooms are both generous doubles, while the third bedroom offers versatility as a child's bedroom, home office or nursery.

Externally, the property enjoys a truly enviable setting. The generous rear garden backs directly onto the canal, providing a peaceful and picturesque backdrop that is perfect for relaxing, entertaining or simply enjoying the tranquillity of the surroundings. Useful brick-built outbuildings provide valuable storage space, while the garden itself offers excellent potential to be transformed into a beautiful outdoor retreat.

Combining spacious accommodation, character features, an idyllic waterside setting and endless potential for improvement, this is a rare opportunity to acquire a home that can be tailored to your own tastes and requirements. Viewing comes highly recommended.

### Entrance Vestibule

3'11" X 3'7" (1.20 X 1.10)

Entrance via UPVC double glazed front door. Glazed internal door leads in to the hallway. Tiled flooring. Wall panelling,

### Hallway

3'12" X 10'10" (1.21 X 3.29)

Carpeted staircase leads to all first floor accommodation. Decorative coving to ceiling. Carpeted. Radiator. Pendant light fitting. Doors leading off to all ground floor accommodation.

### Lounge

11'4" X 12' (3.46 X 3.66)

UPVC double glazed window to the front elevation. Traditional gas fire on marble hearth. Radiator. Carpeted. Pendant light fitting. Decorative coving to ceiling. Glazed double doors leading through to:-

### Second Reception Room

12'8" X 12'11" (3.87 X 3.94)

UPVC double glazed window to the rear elevation. Wall mounted gas fire. Carpeted. Pendant light fitting. Radiator.

### Kitchen

7'8" X 12'4" (2.33 X 3.77)

UPVC double glazed window to the rear elevation. UPVC double glazed door to the side elevation leads out on to the garden. Features a range of eye and base level units with contrasting work surfaces over. Inset stainless steel single bowl sink and drainer unit with mixer tap. Space for cooker. Space for fridge freezer. Space and plumbed for washing machine. Vinyl floor covering. Pantry cupboard. Radiator. Part tiled elevations.

### First Floor Landing

5'2" X 15'11" (1.57 X 4.85)

Access to the loft. Carpeted. Pendant light fitting. Doors leading off to all first floor accommodation.

### Bathroom

9'3" X 5'6" (2.81 X 1.67)

UPVC double glazed obscured window to the rear elevation. Features a three piece suite comprising of a low flush W.C, pedestal wash hand basin and panelled bath with electric shower over. Part tiled elevations. Carpeted. Ceiling light fitting. Radiator.

### Bedroom One

9'6" X 12'2" (2.90 X 3.70)

UPVC double glazed window to the front elevation. Carpeted. Pendant light fitting. Radiator.

### Bedroom Two

9'1" X 12'11" (2.76 X 3.94)

UPVC double glazed window to the rear elevation. Carpeted. Pendant light fitting. Radiator.

### Bedroom Three

6'5" X 9'2" (1.95 X 2.79)

UPVC double glazed window to the front elevation. Carpeted. Pendant light fitting. Radiator.

### Exterior

The property benefits from on-street parking to the front. To the rear, there is a paved patio area, an outbuilding providing useful storage, and a sloping garden that extends down to the canal, creating an attractive outdoor space with a picturesque waterside aspect.

### 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.

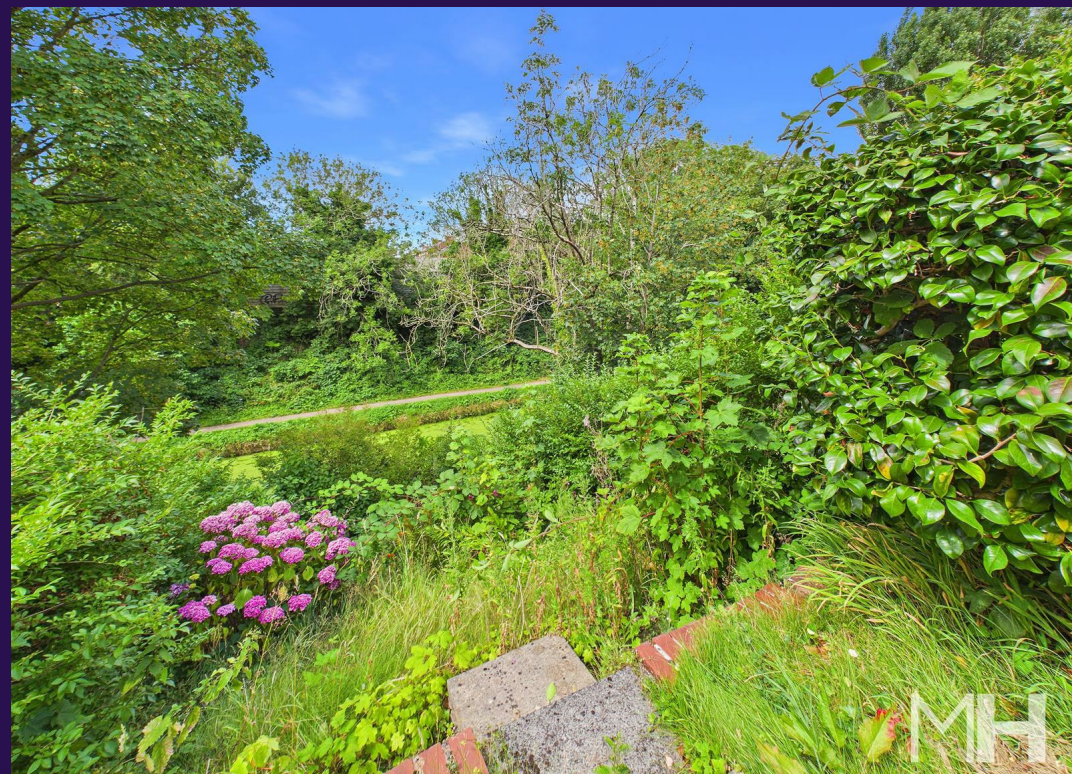
#### NOTICE:

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.



## Additional Information

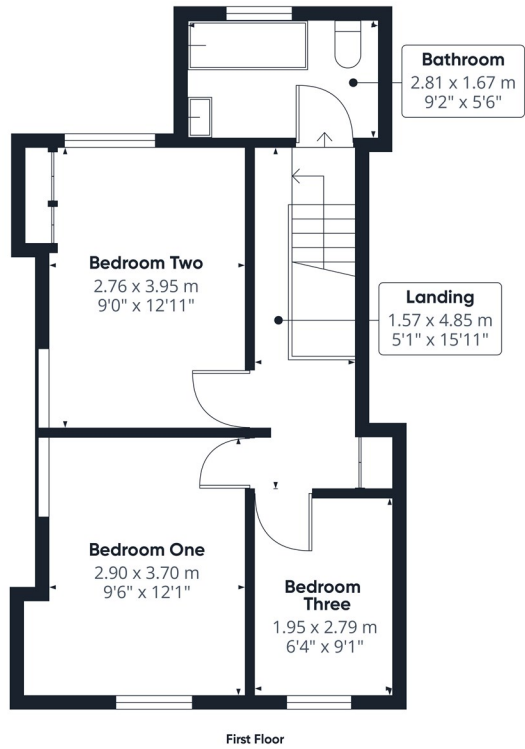
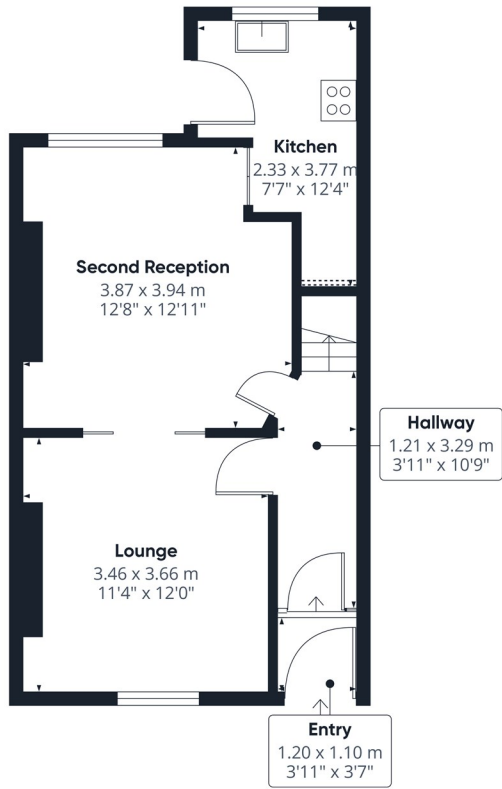
**Local Authority** – Preston City Council

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Tenure** – Freehold





Approximate total area<sup>m</sup>  
78 m<sup>2</sup>  
840 ft<sup>2</sup>

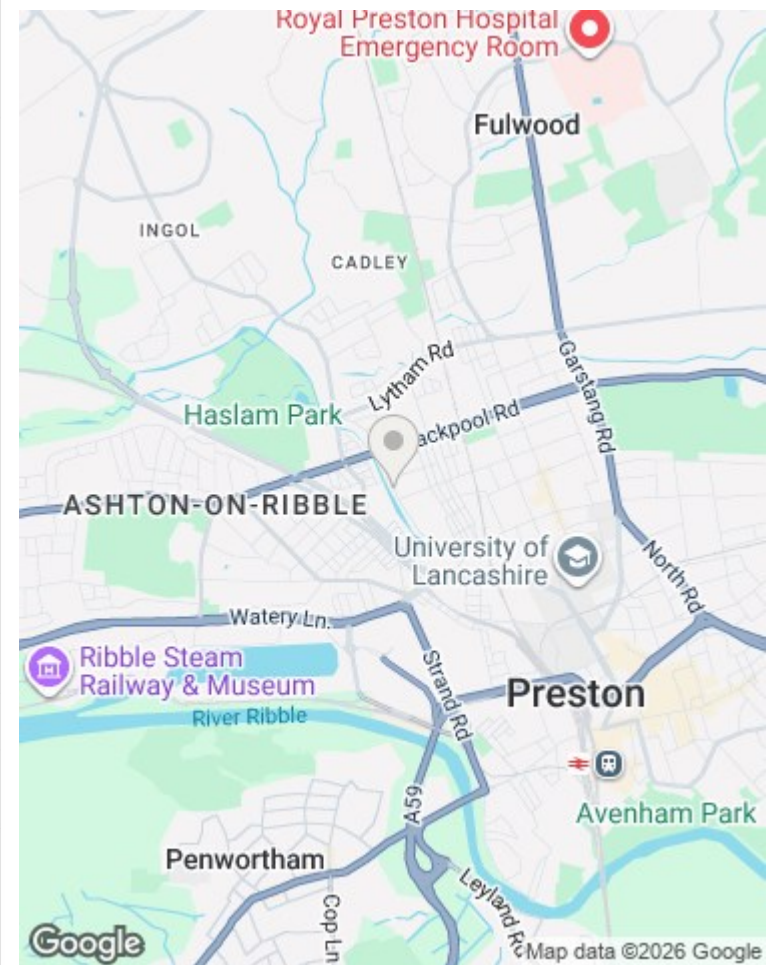
Reduced headroom  
0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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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#### 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 |         |                         |
|                                             | 66      | 79                      |
| England & Wales                             |         | EU Directive 2002/91/EC |