



## 61 CLIFTON AVENUE

ASHTON-ON-RIBBLE, PRESTON, PR2 1SQ

£249,950

FREEHOLD

• Recently Refurbished Three Bedroom Semi Detached Property • Quiet Yet Poplar Ashton-On-Ribble Location • Off Road Parking & Detached Garage • Spacious Living Room • Modern Dining Kitchen • Ground Floor Cloaks W.C • Three Bedrooms • Modern Family Bathroom • Large Enclosed Rear Garden • Viewing Comes Highly Recommended

**MARIE HOLMES**

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\*\*\*SUPERB RECENTLY REFURBISHED THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN A QUIET YET POPULAR RESIDENTIAL LOCATION IN ASHTON-ON-RIBBLE\*\*\*\* A beautifully presented three-bedroom semi-detached family home, occupying a desirable position and benefiting from freehold tenure, off-road parking, and a detached garage. Immaculately maintained and extensively renovated by the current owners, this exceptional property is finished to a superb standard throughout and is ready for immediate occupation, making it an ideal purchase for families, first-time buyers, and professionals alike.

The comprehensive refurbishment includes replacement doors and windows, a stylish contemporary fitted kitchen, and a beautifully appointed modern family bathroom, all thoughtfully designed to create a bright, welcoming, and practical living environment.

The accommodation briefly comprises a welcoming entrance hallway, a spacious and elegant lounge, a convenient ground floor W.C., and a stunning open-plan kitchen/dining room, providing the perfect space for both everyday family life and entertaining guests.

To the first floor are three well-proportioned bedrooms, comprising two generous double bedrooms and a comfortable single bedroom, all served by a contemporary family bathroom finished to an excellent standard.

Externally, the property continues to impress with a private driveway providing off-road parking and a detached garage offering excellent storage, secure parking, or potential for use as a workshop or home gym. This outstanding home represents a rare opportunity to acquire a property that has been modernised throughout, allowing the next owners to simply move in and enjoy.



### Entrance Hallway

Entrance via composite front door with feature glazed panel. UPVC double glazed obscured window to the side elevation. Carpeted spindle balustrade staircase leading to all first floor accommodation. Modern radiator. Tiled flooring. Ceiling light fitting.

### Downstairs Cloaks W.C

3'9" x 2'6" (1.15 x 0.76)

UPVC double glazed window to the side elevation. Features a two piece suite in white comprising of a low flush W.C and wall hung wash hand basin with tiled splashback.

### Living Room

10'8" x 10'4" (3.26 x 3.16 )

UPVC double glazed bay window to the front elevation. Feature inset brick fireplace. Modern tall radiator. TV aerial socket. Pendant light fitting. Coving to ceiling.

### Dining Kitchen

12'3" x 7'8" ( 3.73 x 2.34)

Bifold doors lead out onto the rear garden. UPVC double glazed bay window to the rear elevation. Feature inset brick fireplace with bespoke alcove storage. Modern tall radiator. Features a range of eye and base level Shaker style kitchen units with complimentary work surfaces and upstand over. Inset one and a half bowl sink and drainer with mixer tap. Range oven with stainless steel extractor hood over. Integrated microwave oven, dishwasher and space/plumbed for a washing machine. Space for tall freestanding fridge freezer. Tiled flooring. Inset

spotlights to ceiling and ceiling light fitting. Inset bluetooth speakers to ceiling.

### First Floor Landing

UPVC double glazed obscured window to the side elevation. Access to the loft. Carpeted. Pendant light fitting. Doors leading off to all first floor accommodation.

### Bedroom One

11'4" x 7'11" ( 3.45 x 2.42)

UPVC double glazed window to the rear elevation. Features a range of fitted robe storage. Radiator. Pendant light fitting and wall lights. Carpeted.

### Bedroom Two

11'3" x 7'10" ( 3.44 x 2.40 )

UPVC double glazed bay window to the front elevation. Features fitted robe storage. Pendant light fitting. Carpeted.

### Bedroom Three

7'5" x 6'7" (2.25 x 2.01)

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

### Family Bathroom

7'5" x 6'9" (2.25 x 2.06)

UPVC double glazed obscured window to the rear elevation. Features a modern three piece suite in white comprising of a low flush W.C, wall hung wash hand basin set within a gloss vanity unit with drawer storage and panelled L-shaped bath with mixer shower and glazed shower screen. Part tiled elevations. Extractor fan. Ceiling light fitting. Vinyl flooring.

## Exterior

Externally, the front of the property has been designed with low maintenance in mind and provides ample off-road parking, with gated access leading to a detached single garage fitted with an up-and-over door.

To the rear, the enclosed garden offers an excellent outdoor space for families, featuring a generous paved patio ideal for entertaining, a well-maintained lawn, attractive barked borders, and a dedicated children's play area.

## 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:

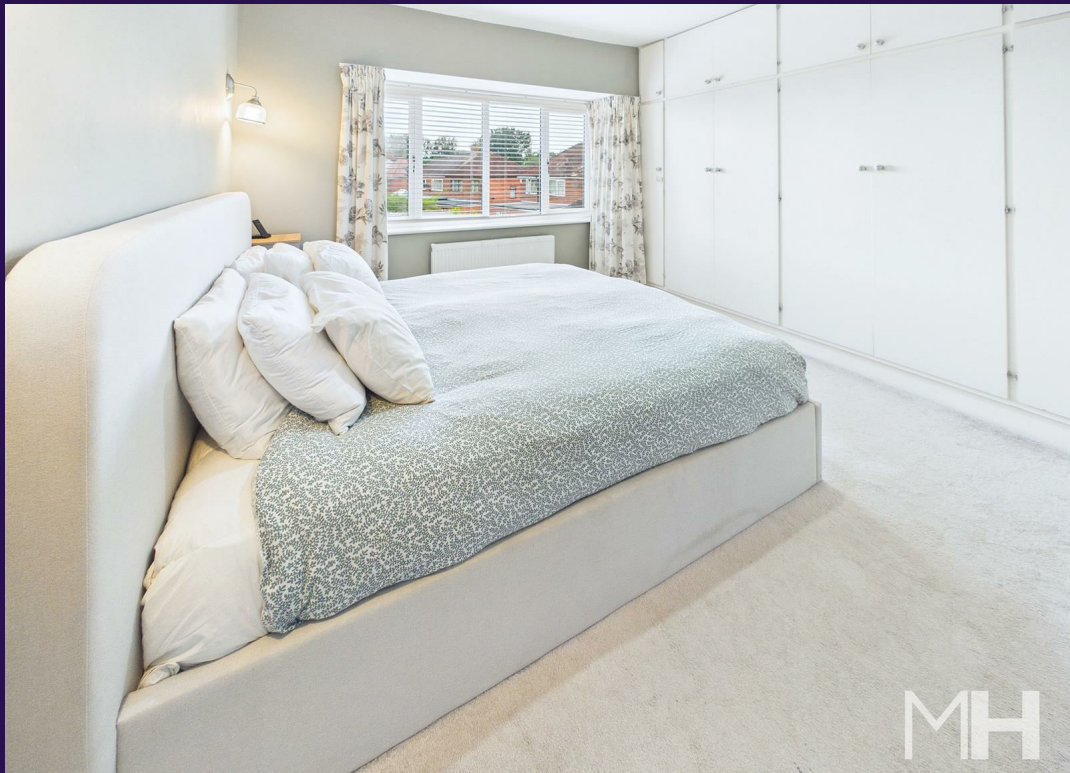
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

### 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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## ADDITIONAL INFORMATION

**Local Authority** – Preston City Council

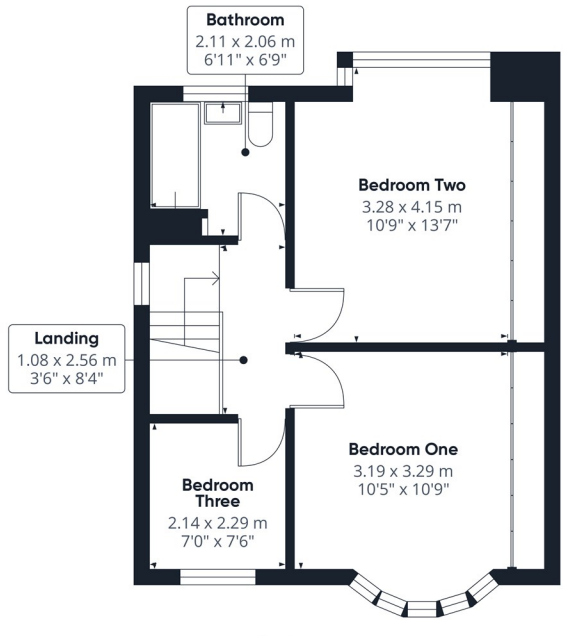
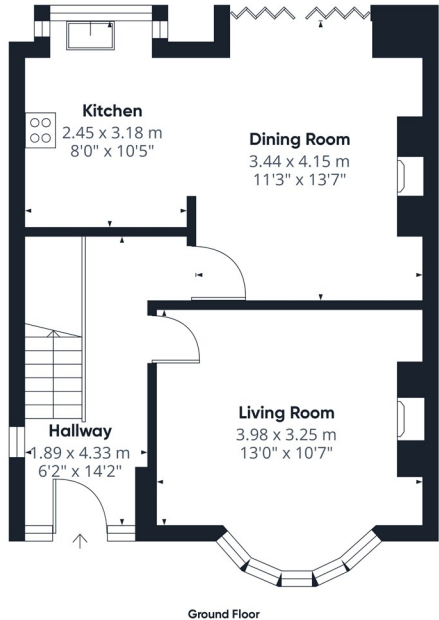
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Tenure** – Freehold

**EPC Rating** – C





Approximate total area<sup>(1)</sup>  
85 m<sup>2</sup>  
914 ft<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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