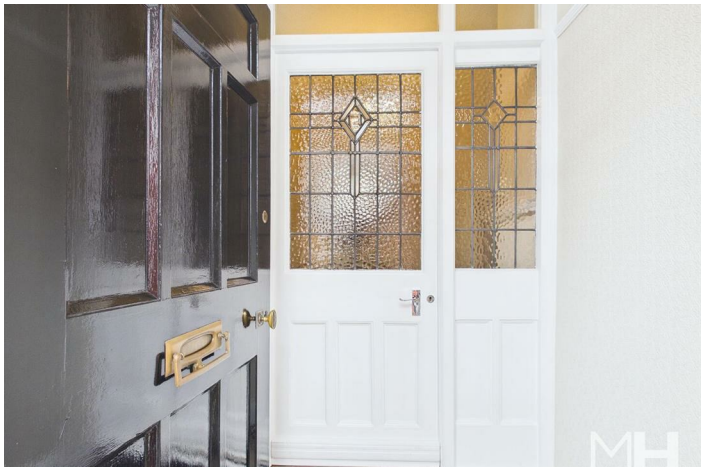






37 MULGRAVE AVENUE

ASHTON-ON-RIBBLE, PRESTON, PR2 1HJ

Offers Over £450,000

FREEHOLD

• Circa 1912-1914 Traditional Family Home in Most Sought After Location • Spacious & Bright Accommodation - Lots Of Preserved Original Features • Three Reception Rooms, Utility & Cloaks WC • Four Bedrooms & Family Size Bathroom • Gorgeous South Facing & Private Rear Garden • Disused Original Air Raid Shelter • Driveway & Garage • Encapsulated Leaded Light Windows & Cast Iron Feature Fireplaces • Local School Catchment • Easy Access To Preston Dockland & Ashton Park

MARIE HOLMES

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Introducing 37 Mulgrave Avenue...

Very rarely does such an immaculate traditional semi detached home in this prestigious part of Ashton on Ribble reach the open market. As soon as you enter the porch you are met with black and white Minton flooring and solid wooden original door to the breathtaking entrance hall. From here the essence of this truly wonderful home is really appreciated. All the original internal doors provide a sense of the era alongside the excellent quality, and access the three reception rooms and generous size well quipped fitted kitchen, complete with a multi-fuel cast iron stove to a gorgeous mantel surround, as well as a stylish orangery overlooking the beautiful rear gardens. Built circa 1912-1914 and retains many quality original features, including encapsulated leaded light windows to the front of the property, cast iron feature fireplaces, and beautiful window casings to frame the beautiful fenestration. All the rooms are flooded with natural light and the accommodation offers spacious and bright rooms and sits in a generous plot with a south facing rear garden. There is a utility room and downstairs cloaks W.C. The spindled gallery landing area has a large original skylight and accesses the spacious four bedrooms, and the family bathroom. There is ample driveway parking and a well designed front garden and an attached garage. The rear garden also provides a useful disused air raid shelter, summer house and personal door to the garage. Viewing is absolutely essential to fully appreciate this stunning character filled property.

Entrance Porch
6' X 3'11" (1.83 X 1.19)
Stunning original door access with black and white Minton flooring, good solid wood original door to Entrance Hall.

Entrance Hall
20'3" X 8'7" (6.16 X 2.62)
A bright spacious and welcoming entrance hall with pantry store cupboard and useful 'step-in' concealed cloakroom, beautiful original internal doors with glass panels, stairs to first floor.

Front Lounge
13'10" X 12'10" (4.21 X 3.90)
With encapsulated leaded light uPVC double glazed window to the front, stunning cast iron Charles Rennie Mackintosh style fire surround, tiled inset and granite hearth, original coving to ceiling, ceiling light and radiator.

Main Lounge
13'9" X 15'9" (4.18 X 4.79)
With encapsulated leaded light uPVC double glazed window to the front, cast iron feature fireplace, Amtico flooring, radiator, ceiling light and patio doors to Orangery.

Orangery
11'6" X 15'1" (3.51 X 4.59)
Being brick built and uPVC double glazed constructed, York stone flooring and stone sills, radiator, ceiling light and door to kitchen.

Dining Kitchen
18'9" X 11'11" (5.72 X 3.64)
A fabulous size with a gorgeous ornate mantel surround with a cast iron multi fuel stove, original larder cupboard, a range of wall, drawer and base units with contrasting working surfaces and part tiled splashback areas, a selection of integrated

appliances comprising, electric oven and hob with extractor above, fridge and freezer, dishwasher, sink unit and drainer, tiled flooring, ceiling lights and oak internal door to Inner Hall.

Inner Hall
7'9" X 4'8" (2.35 X 1.41)
Enjoying the south facing rear garden with uPVC double glazed patio doors overlooking and accessing the patio area, oak internal doors off.

Utility Room
4'4" X 4'11" (1.32 X 1.50)
With light sensor on entry, working surfaces, plumbed for washer and space for dryer.

Downstairs Cloaks W.C.
2'10" X 4'12" (0.87 X 1.52)
With a two piece suite comprising wash hand basin set on a vanity unit and low suite W.C. part panelled elevations and extractor fan.

Home Office
6'8" X 10'1" (2.03 X 3.07)
A lovely room with exposed brick built walls, uPVC double glazed window to the rear, feature radiator, ceiling light and tiled flooring.

First Floor Landing
29' X 6'3" (8.84 X 1.91)
A bright and generous size spindled balustrade gallery landing with a large glass skylight throwing lots of natural light throughout the landing area, doors off.

Bedroom One
13'8" X 15'9" (4.17 X 4.79)
A great size double with dual aspect uPVC windows taking advantage of overlooking the sunny and private rear garden, cast iron feature fireplace, ceiling light and radiator.

Bedroom Two
13'7" X 12'9" (4.15 X 3.88)
Another generous double with uPVC double glazed encapsulated window to the front, feature cast iron fireplace, ceiling light and radiator.

Bedroom Three
10' X 10'9" (3.05 X 3.27)
With stylish window casing to a rear facing uPVC double glazed window built in wardrobes and built in shelved cupboard, ceiling light and radiator.

Bedroom Four
6' X 8'3" (1.84 X 2.51)
With uPVC double glazed encapsulated window to the side, ceiling light and radiator,

Bathroom
5'5" X 8'3" (1.64 X 2.51)
With a three piece Heritage suite comprising stylish wash hand basin set on a vanity unit, panelled bath with mixer tap shower attachment and shower compartment with mains shower, tiled elevations, opaque uPVC double glazed window to the side and ceiling light point.

Seperate W.C.
2'9" X 6'4" (0.83 X 1.93)
With low suite W.C. Amtico flooring, ceiling light and opaque uPVC double glazed window.

Outside
To the front there is lots of driveway parking and a well designed garden area. Wooden concertina garage doors accessing the attached garage with rear personal door, power and light and loft access and storage.

Rear Garden
Stunning sunny rear garden, raised stone paved entertaining patio, ample room to sit, dine and plenty of room sun loungers. There is personal door access to garage and steps down to the lawn garden and workshop, being a disused air raid shelter. There is an additional timber constructed Summer House, mature garden with flowerbed borders.

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 office on 01772 750777.

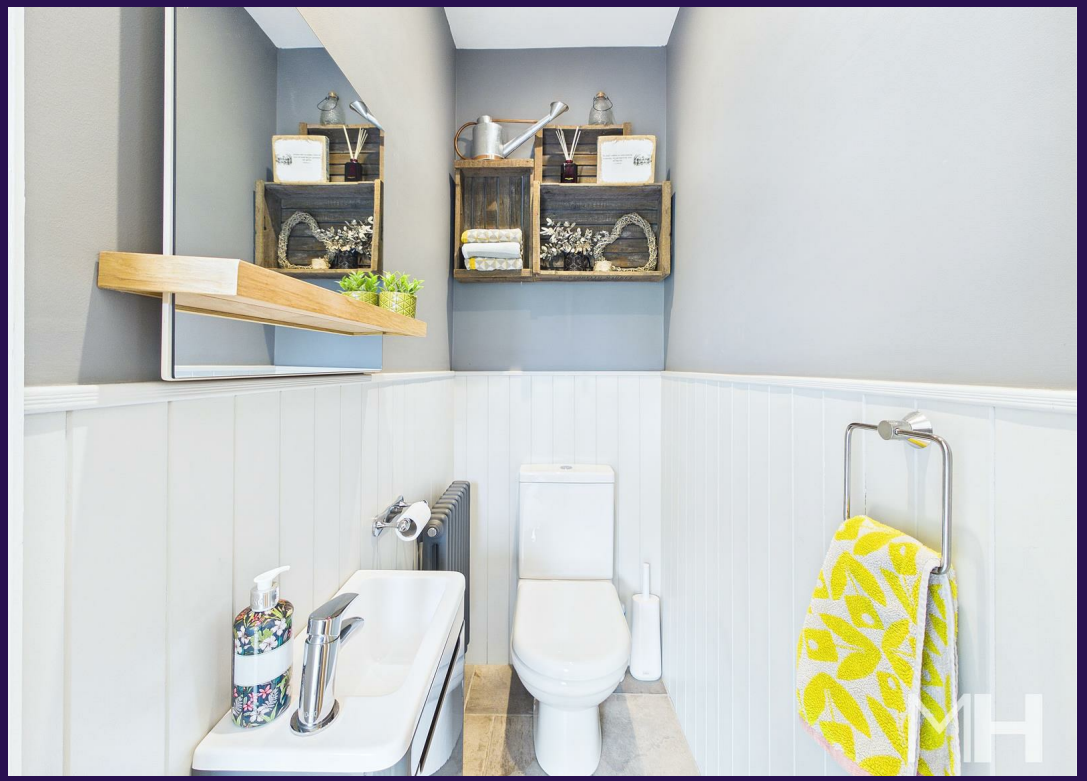












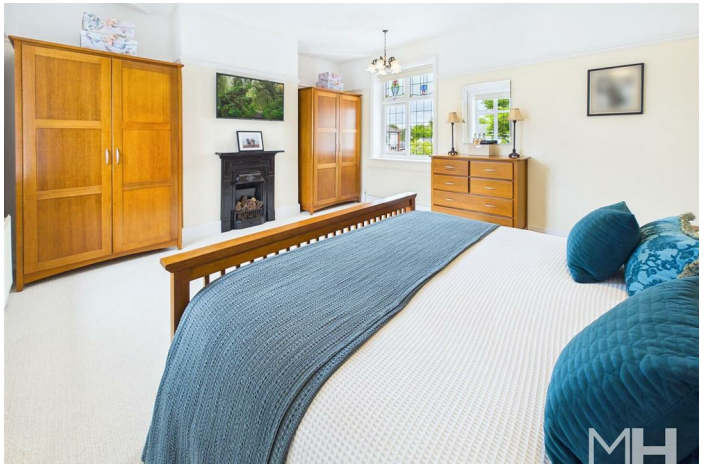



LOVE











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ADDITIONAL INFORMATION

Local Authority – Preston City Council

Council Tax – Band E

Viewings – By Appointment Only

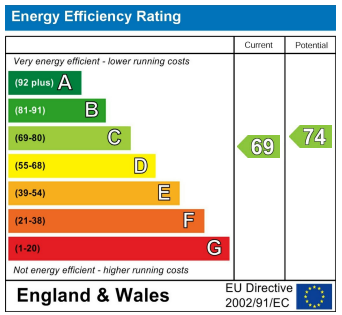
Tenure – Freehold

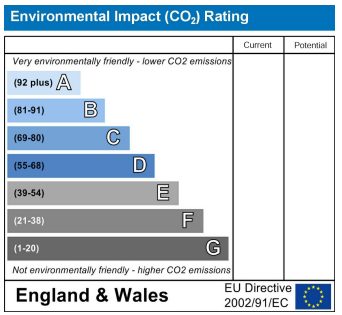












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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