

# GUILDHALL

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## 49 Aldwych Drive

Ashton-On-Ribble, Preston, PR2 1SL

£315,000



Nestled in the desirable area of Aldwych Drive, Ashton-On-Ribble, Preston, this fully renovated modern minimalist four-bedroom family home is a true gem. The property has been thoughtfully designed to offer a perfect blend of style and functionality, making it an ideal choice for families seeking a contemporary living space.

As you step inside, you will be greeted by a bright and airy atmosphere, enhanced by the home's modern aesthetic. The spacious layout includes four well-proportioned bedrooms, providing ample space for family members or guests. The two luxurious bathrooms are elegantly finished, offering a touch of indulgence for your daily routines.

One of the standout features of this property is the lovely low-maintenance garden, which provides a serene outdoor space for relaxation and entertaining. Whether you wish to enjoy a quiet morning coffee or host a summer barbecue, this garden is designed to cater to your needs without the hassle of extensive upkeep.

Additionally, the property boasts ample off-street parking, ensuring convenience for you and your visitors. This feature is particularly valuable in a bustling area, allowing for easy access and peace of mind.



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### Entrance Hall

Composite front door, UPVC double glazed frosted window door leading to bedroom one, reception room, pocket door leading to kitchen, central heating radiator, stairs leading to 1st floor, LVT flooring, 10 spotlights, built in storage.

### Storage

Built-in storage has space for a tumble dryer and plumbing for a washing machine.

### Reception Room

UPVC double glazed Bay window, central heating radiator, LVT flooring, accent wall.

### Kitchen

Central heating radiator, nine spotlights, UPVC double glazed window, UPVC double glazed French doors leading to the rear, quartz worktop, glass mirror splash back, panelled in wall and base units, 4 ring induction hob, double high-rise electric oven, one and a half inset composite sink with mixer tap, cooker open to pantry, plumbing for dishwasher, LVT floor.

### Ground Floor Bedroom 1

Wood double glazed velux windows, 2 x UPVC double glazed windows, 9 x Spotlights, room heater/Aircon unit, built-in wardrobes leading to en-suite.

### En-Suite

UPVC double glazed window, full spotlights, full tiled walls, tiled floor, central heating towel radiator, vanity top sink with wall mounted mixer tap, wall mounted floating dual flush flush plate toilet, direct feed quarter shower with rainfall head, tiled floor.

### Landing

First floor landing, loft access, stairs leading to ground floor, central heat radiator, doors leading to bedrooms 2 to bedroom 4 and bathroom.

### Bathroom

UPVC double glazed frosted window, central heating towel radiator, full tiled walls, vanity push plate dual flush toilet, vanity top sink mixer tap, P-shaped panelled bath with mixer taps with rain floor showerhead, wall plates, concealed backseat combination boiler, tile floor.

### Bedroom 2

UPVC double glazed Bay window, central heating radiator.

### Bedroom 3

UPVC double glazed window, central heating radiator.

### Bedroom 4

UPVC double glazed window central heating radiator, wood double glazed velux window, spotlight points.

### Front Garden

Tarmac driveway and EV charger.

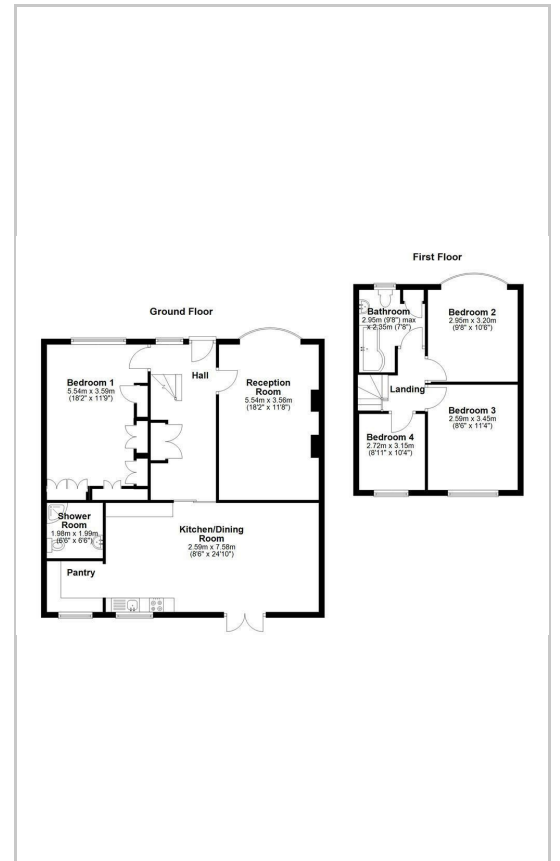
### Rear Garden

Indian stone paved patio area, AstroTurf and outbuilding.

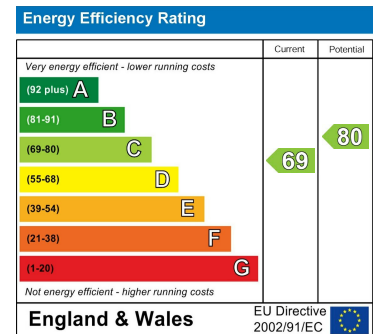
## Area Map



## Floor Plans



## Energy Efficiency Graph



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