



## Garden Walk

**NO CHAIN**

Ashton-On-Ribble, Preston PR2 1DQ

Hazelwells are delighted to present for sale this traditional semi-detached home, brimming with potential and located in the highly desirable and sought-after Ashton Conservation area. This spacious property offers generous accommodation across four floors and has been fastidiously maintained, retaining a wealth of character features throughout. The ground floor comprises a welcoming entrance hall, three well-proportioned reception rooms, a kitchen, and a convenient WC. On the first floor, you will find three double bedrooms, a shower room, and a separate WC. The second floor provides two further double bedrooms and additional storage space. An additional feature of the property is the large basement, which offers excellent storage or exciting potential for renovation and conversion. Externally, the home benefits from a gated driveway with parking for several vehicles, a garden to the side, an additional driveway, and a detached garage. The property is warmed by gas central heating and features a mix of double glazing and traditional sash windows, combining modern comfort with period charm. Ideally located with easy access to local amenities, reputable schools, Preston city centre, motorway networks, and the Fylde Coast. Offered for sale with no onward chain, this property represents a superb opportunity to create a substantial family home in a prime location.

£375,000

**Hazelwells**  
sales & lettings

## Entrance Hallway

5' 11" x 23' 5" (1.81m x 7.13m)

Hallway leading to ground floor accommodation, panel radiator, stain glass window to the side, stairs to first floor and access to the basement.

## Lounge

12' 6" x 16' 0" (3.82m x 4.88m)

Bay window to the front, window to the side, panel radiator and feature fireplace.

## Sitting room

19' 2" x 14' 4" (5.84m x 4.38m)

Bay window to the side and window to the rear, panel radiators, fire place.

## Dining Room

15' 0" x 12' 1" (4.58m x 3.68m)

High level window and door leading to the kitchen, panel radiator.

## Kitchen

14' 5" x 10' 5" (4.40m x 3.17m)

A fitted kitchen with a range of wall and base units, sink and drainer, space for oven and white goods. Double glazed window and door leading to the rear patio.

## WC

WC with double glazed window to the rear.

## First Floor Landing

Providing access to the first floor accommodation and stairs leading to the second floor.

## Bedroom 1

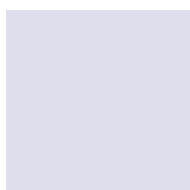
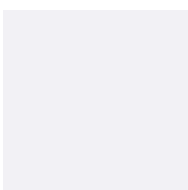
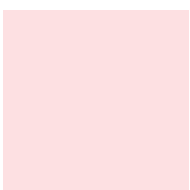
15' 0" x 12' 1" (4.58m x 3.68m)

Double glazed sash window to the rear, panel radiator. Cupboard housing the combination gas boiler.

## Bedroom 2

12' 8" x 16' 0" (3.85m x 4.88m)

Double glazed sash window to the front, window to the side, panel radiator and fitted storage.



### Bedroom 3

11' 11" x 9' 11" (3.64m x 3.03m)

Double glazed sash window to the rear and window to the side, panel radiator and a range of fitted furniture.

### Shower room

5' 11" x 6' 9" (1.81m x 2.05m)

Walk in shower, pedestal wash hand basin. Sash window to the side.

### WC

Sash window to the side, wc.

### Second floor landing

Access to bedrooms and storage, roof light windows.

### Bedroom 4

15' 3" x 10' 11" (4.64m x 3.33m)

Double glazed window to the rear, panel radiator.

### Bedroom 5

15' 3" x 10' 9" (4.66m x 3.27m)

Double glazed window to the rear and sash window to the side, panel radiator and a feature cast iron fireplace.

### Storage

7' 10" x 6' 0" (2.38m x 1.83m)

### Basement

#### Room 1

15' 4" x 15' 11" (4.67m x 4.84m)

#### Room 2

6' 1" x 6' 2" (1.86m x 1.88m)

#### Room 3

13' 10" x 9' 7" (4.22m x 2.91m)

### Exterior

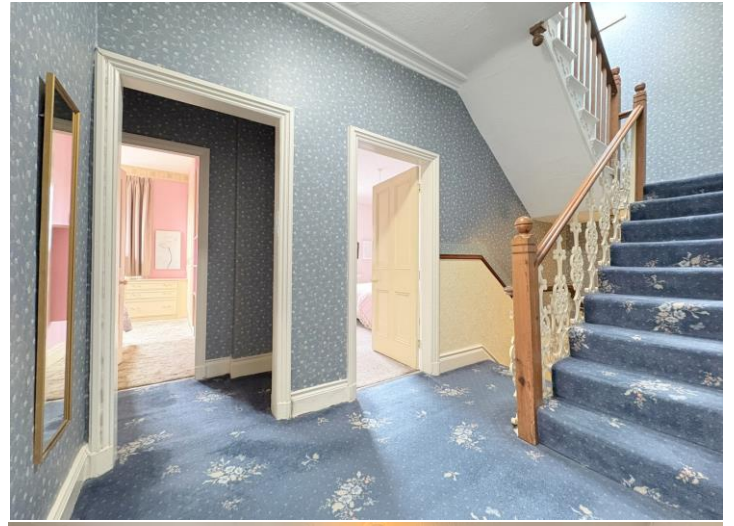
Gated driveway providing parking for several vehicles. Walled perimeter with raised flower beds, lawned garden & patio.

### Garage

17' 5" x 9' 7" (5.31m x 2.91m)

Additional drive to the side giving access to the garage a roller shutter door and door to the side.





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