

## Property Particulars

### Lytham Road, Ashton-On-Ribble.



- **Extended Traditional Semi Detached House**
  - **Well Fitted Kitchen**
  - **Gas Central Heating**
- **Stunning Gardens Front &**
- **Three Bedrooms**
- **Two Spacious Reception Rooms**
- **uPVC Double Glazing**
- **Driveway Parking**

**£229,950**

A beautiful extended semi detached house in the very popular location of Ashton. The property has three bedrooms and two spacious reception rooms as well as a fitted kitchen. There is gas central heating and double glazing. The property has been well maintained and loved by the current owner and has a stunning South facing rear garden, side paved area and driveway parking, with a front a garden, wrought iron double gates and well established flower beds. Being set within easy access of Lane Ends and all the great amenities, services, individual shops and boutiques, Tesco local and local bus routes.

### Entrance Porch -

With a composite door to front. and internal door to the entrance hall.

### Entrance Hall -

With a lovely glazed wooden frame door, meter cupboard, stairs to the first floor, double glazed window to side, quality Karndean flooring, radiator, doors off.



### Front Dining Room - 14' 2" x 10' 11" (4.31m x 3.34m)

With double glazed bay window to the front, cast iron fireplace with living flame gas fire and wooden surround, radiator, Karndean flooring and ceiling light, and stylish ceiling decoration.



### Lounge Room - 20' 0" x 10' 11" (6.1m x 3.34m)

A fabulous room overlooking the south facing and private beautiful rear garden, with double glazed French doors accessing the rear garden, marble fireplace with living flame gas fire, radiator, ceiling light and Karndean flooring.

### Kitchen - 16' 2" x 6' 9" (4.94m x 2.05m)

With a range of wall and base units with contrasting working surfaces, double glazed windows to the side and rear, stainless steel sink and drainer, gas hob, with extractor above, electric oven, integrated fridge and freezer, space for washer, radiator and tiled flooring. Door accessing rear.



### First Floor Landing -

With double glazed window to the side and loft access, doors off.



### Bedroom One - 14' 3" x 10' 10" (4.34m x 3.31m)

With double glazed bay window to the front, fitted wardrobes with top boxes, matching side drawers and central bedhead area, radiator and ceiling light.



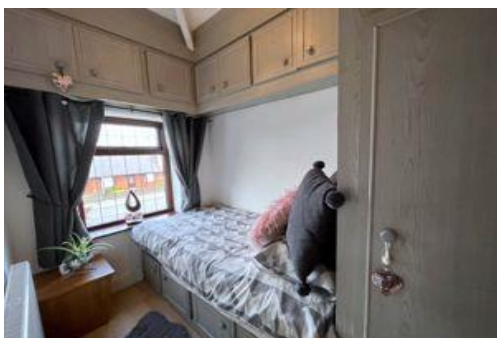
### Bedroom Two - 10' 6" x 9' 1" (3.19m x 2.76m)

With double glazed window to the rear, fitted wardrobes with top boxes, matching side drawers and central bedhead area, radiator and ceiling light.



### Bedroom Three - 8' 4" x 5' 7" (2.54m x 1.69m)

With double glazed window to the front, fitted cupboard and top boxes, radiator and ceiling light.





**Bathroom - 6' 4" x 6' 4" (1.94m x 1.92m)**

With a three piece suite comprising low suite W.C. pedestal wash hand basin and paneled bath, opaque double glazed window to the rear, tiled elevations and tiled flooring.



**Outside -**

To the front there is a stunning garden with central lawn and a selection of plants and shrubs, driveway parking and side gated secure access.

**Rear Garden -**

A gorgeous south facing rear garden with a paved patio area, further side paved area, there is a central lawn garden and a great selection of well established plants and shrubs, raised sun terrace with artificial lawn, a great sun trap. Fully enclosed.



**Disclaimer –**

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**