

## Property Particulars

### West Park Avenue, Ashton-On-Ribble.



- **Semi Detached Dormer Bungalow in Great Location**
- **Versatile Layout**
- **Dining Kitchen**
- **Three Double Bedrooms**
- **Spacious Lounge**
- **Downstairs Bathroom**
- **Great Further Potential**

**£159,950**

A great opportunity to purchase a fabulous size home, with still room for improvements. This generous size semi detached dormer bungalow has three double bedrooms, two ground floor and one to the first floor, also having a sizeable loft area. Spacious lounge room and a dining kitchen. There is gas central heating uPVC double glazing, garden and driveway to the front with secure gated size access to the large detached garage. To the rear the garden is a good size with a private outlook. Close to local schools, amenities and services as well as main roads, bus routes and excellent motorway connectivity. Viewing is essential to fully appreciate the size, setting and further potential this home has to offer.

**Entrance Hall Area -**

With door to the front and opens to the spacious lounge.

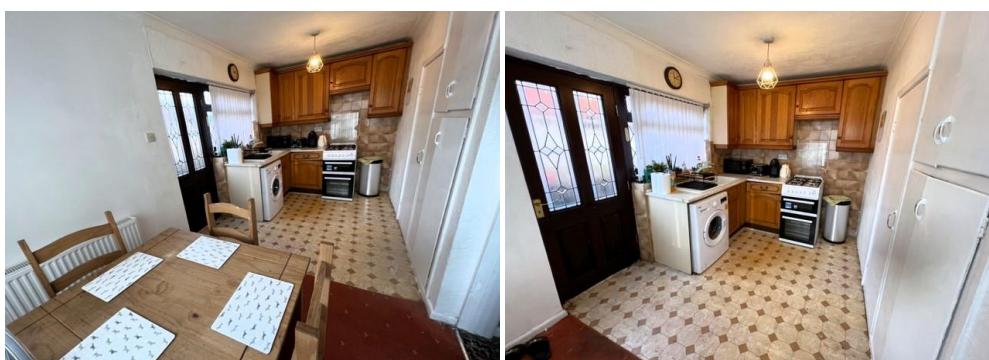
**Lounge - 15' 9" x 11' 4" (4.80m x 3.45m)**

with uPVC double glazed window to the front, ceiling light, radiator and door to inner hall.



**Kitchen/Diner - 15' 5" x 8' 0" (4.70m x 2.44m)**

A great size with a door to the side accessing the generous driveway. A range of wall, drawer and base unit with working surfaces, cooker point, plumbed for washer and space for white goods. Room to dine with window to the front.



**Inner Hall -**

With doors off and stairs to the first floor.

**Ground Floor Bedroom Two - 11' 4" x 9' 0" (3.45m x 2.74m)**

With radiator, ceiling light and uPVC double glazed window to the rear, overlooking the lovely private rear garden.



**Ground Floor Bedroom Three - 10' 4" x 7' 4" (3.15m x 2.23m)**

Another good size double bedroom with a uPVC double glazed window to the rear, again benefitting from overlooking the rear garden, radiator and ceiling light.

**Ground Floor Bathroom -**

With a three piece suite comprising. low suite WC, wash hand basin and paneled bath with shower over.



**First Floor Landing -**

From here there is a door to the first floor master bedroom and door to the opposite side, accessing the extensive remaining loft area.

**First Floor Bedroom One - 14' 6" x 11' 4" (4.42m x 3.45m)**

Another good double bedroom with a uPVC double glazed window to the front, radiator and ceiling light.



**Loft Area - 17' 2" x 7' 8" (5.23m x 2.34m)**

A great size loft area perfect size for conversion to provide additional rooms, if required, subject to the relevant building regulations.



**Outside -**

To the front of the property there is a garden and plenty of driveway parking which approached a very generous size detached garage.

### Rear Garden -

To the rear there is a fabulous garden arranged on different levels with a lovely private outlook. There is a patio area and the remaining garden is laid lawn.

