

Property Particulars

Windsor Avenue, Ashton-On-Ribble.



- **1930's Detached House**
- **Three Bedrooms**
- **Generous Kitchen**
- **Many Original Features**
- **Needing Updating With Excellent Potential**
- **Two Spacious Reception Rooms**
- **Lots of Character**
- **Great Location**

£210,000

A fabulous opportunity to purchase a character filled home in a great location on this tree lined avenue, backing on to Ashton's Haslam Park. The 1930's detached house has three bedrooms, two reception rooms, gas central heating, some uPVC double glazing and some stunning leaded light original windows. There is driveway parking and a detached garage and a beautiful sunny and private rear garden. The property has some great original features, coving to ceilings, beautiful solid wooden staircase to the first floor, even beautiful wall lights to the hall and landing. The property does require works of improvement but has masses of potential. Walking distance to Lane Ends and all the shops, services and facilities offered there, main road and bus route connectivity and easy motorway access, as well as local schools. Viewing is essential and strictly by appointment only.

Entrance Hall -

With original part glazed leaded light door to front and secondary glazed light window to the side, quarry tiled step-in squares, radiator, stairs rising to first floor, original wall light and under stairs storage.

Lounge - 11' 5" x 12' 8" into bay (3.48m x 3.86m)

With secondary glazed original leaded light bay to the front and uPVC double glazed window side window, marble inset fire place with wooden mantel piece, radiator, original coving and ceiling light.



Kitchen - 11' 9" x 7' 6" (3.58m x 2.28m)

With a range of wall, drawer and base units, electric cooker point, single sink and double drainer, plumbed for washer, space for fridge freezer, uPVC double glazed window to rear and door to side accessing the rear



Back Lounge and Dining Room - 20' 2" x 11' 0" (6.14m x 3.35m)

An extended room taking full advantage of the wonderful view over the private rear garden, original coving, radiator and sliding patio door to rear.



First Floor Landing -

With original staircase and gallery landing, secondary glazed leaded light original window to the side, loft access point, original glazed wall light and doors off.

Shower Room -

With a three piece suite comprising low suite W.C. pedestal wash hand basin and step in shower area, part tiled elevations, opaque uPVC double glazed window to the side and linen store cupboard.



Bedroom One - 12' 4" x 9' 10" (3.76m x 2.99m)

With uPVC double glazed window to the rear, fitted wardrobes, radiator and ceiling light.



Bedroom Two - 10' 5" x 10' 9" (3.17m x 3.27m)

With original secondary glazed original leaded light window to the front, radiator and ceiling light.

Bedroom Three - 7' 6" x 6' 4" (2.28m x 1.93m)

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

Outside -

To the front is a garden area and driveway parking.

Rear Garden -

With lawn garden, mature flowerbed border, patio area, detached garage although does need some repairs. Private and sunny aspect overlooking Haslam Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer –

The information displayed about this property within these particular 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