



53 Garden Walk, Ashton-on-ribble, Preston, PR2 1DQ

Price: £290,000 'offers over'

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- Gas central heating
- Double glazing
- Three reception rooms
- Shower room and Bathroom
- Approx 5 car driveway
- Detached brick garage
- Large loft room for bedroom
- Sought after location

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FULL DESCRIPTION

This unique and high standard family home is located in 'Old Ashton' in a prime location. This period property is a credit to the present owners offering two large double bedrooms with a very spacious loft conversion which could be used as a bedroom as it is now. The home has been extended providing three good reception rooms, a beautiful fitted kitchen and the benefit of a shower room downstairs with WC and an upstairs family bathroom. To the exterior is a crescent driveway for up to 5 cars and a secluded large lawn rear garden which is planted with mature shrubs. Internal viewing is both a pleasure and highly recommended.

VESTIBULE

Tiled floor and part tiled walls.

ENTRANCE HALL

Hard flooring. Central heating radiator.

LOUNGE

13' 4" x 12' 1" (4.07m x 3.70m)

Double glazed bay window. Two inglenook double glazed windows. Varnished floorboards. Electric fire. Picture rails. Coved ceiling.

SECOND LOUNGE

11' 10" x 13' 3" (3.63m x 4.05m)

Two double glazed inglenook windows. Log burner with recessed lighting. Picture rails. Central heating radiator.

KITCHEN

14' 11" x 10' 11" (4.55m x 3.34m)

Fitted high gloss wall and base units. One and a half bowl sink unit and mixer tap. Feature central heating radiator. Ceiling spotlights. Integrated oven, hob and extractor hood. Integrated fridge. Skylight. Double glazed window.

UTILITY ROOM

7' 1" x 5' 1" (2.18m x 1.56m)

Plumbed for washing machine. Tiled floor. Central heating radiator.

DOWNSTAIRS SHOWER ROOM

Shower cubicle. WC. Hand basin. Part tiled. Extractor fan.

DINING ROOM

14' 9" x 9' 10" (4.50m x 3.00m)

High ceiling. Two double glazed velux windows. Central heating radiator. Feature window. Double glazed french doors.

STAIRS AND LANDING

19' 8" x 6' 7" (6.00m x 2.03m)

Double glazed window. Central heating radiator. Very spacious for office area.

BEDROOM 1

14' 5" x 10' 7" (4.40m x 3.23m)

Two central heating radiators. Two double glazed windows. Picture rails. Coved ceiling. Fitted wardrobes.

BEDROOM 2

11' 11" x 10' 1" (3.64m x 3.08m)

Two double glazed windows. Two central heating radiators. Picture rails. Coved ceiling.



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BATHROOM

9' 1" x 7' 3" (2.77m x 2.22m)

Bath. WC. Pedestal hand basin. Over the bath shower and screen.

LOFT ROOM

17' 10" x 14' 8" (5.45m x 4.48m)

Large room used as a bedroom. Two double glazed windows. Two velux double glazed windows.

GARDENS

Indian stome to front with gravel and planted area.

Approximately 4/5 car driveway with space for a caravan.

large secluded lawn garden with decking area, Indian stone patio area and mature planted borders.

GARAGE

Detached brick garage with power and lighting.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

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29/04/2022



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Total area: approx. 3487.2 sq. feet