

Sales: 01253 406111 Lettings: 01253 627111 Fax: 01253 406119 E-mail: info@tigerestates.co.uk Web: www.tigerestates.co.uk



53 Garden Walk, Ashton-on-ribble, Preston, PR2 1DQ Price: £290,000 'offers over'

%epcGraph_c_1_400%

- 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

To view all of our properties visit www.tigerestates.co.uk

53 Garden Walk, Ashton-on-ribble, Preston

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 LOUN GE

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.











53 Garden Walk, Ashton-on-ribble, Preston

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
А	£1104.47	£1170.70	£1218.16
В	£1288.54	£1365.82	£1421.19
С	£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
н	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.





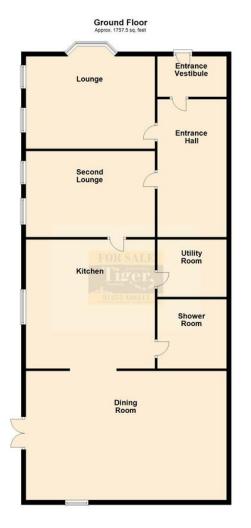






29/04/2022

53 Garden Walk, Ashton-on-ribble, Preston





Loft	
Room	

Total area: approx. 3487.2 sq. feet

Tiger House, 11-13 Whitegate Drive, Blackpool, Lancashire, FY3 9AA 56 Highfield Road, South Shore, Blackpool, Lancashire, FY4 2JA The Old Docks House, 90 Watery Lane, Preston, PR2 1AU Phone: 01253 627111 / 01253 406111 / 01772 395835 Email: info@tigerestates.co.uk Website: www.tigerestates.co.uk