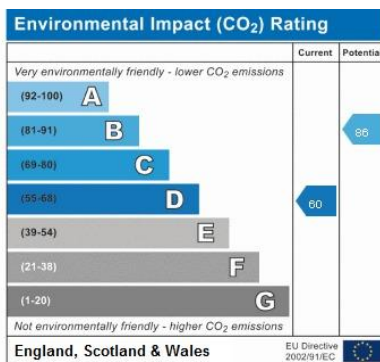
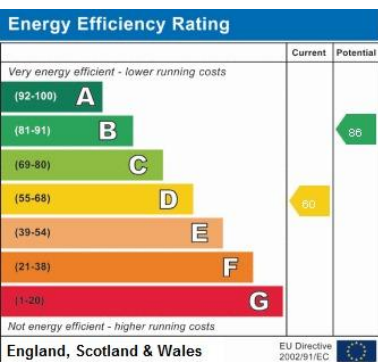




**89 Wellington Road, Ashton-on-ribble, Preston, PR2 1BX**

**Price: £165,000**



- Gas central heating
- Double glazing
- Two reception rooms
- Requires modernisation
- Convenient location
- Gardens to front and rear
- Sought after residential location
- Located in 'Old Ashton'



# 89 Wellington Road, Ashton-on-ribble, Preston

## FULL DESCRIPTION

This spacious four bedroom mid garden terrace house offers huge potential and has been priced to reflect the work required to modernize. The home offers four bedrooms, two reception rooms and is warmed by gas central heating and double glazing. Updating is required hence the attractive asking price.

## ENTRANCE VESTIBULE

Double glazed door and window.

## HALLWAY

Central heating radiator.

## LOUNGE

14' 9" x 12' 11" (4.51m x 3.95m)

Double glazed bay window. Central heating radiator. Ceiling rose. Picture rails. Coved ceiling.

## DINING ROOM

13' 4" x 12' 11" (4.08m x 3.94m)

Double glazed window. Central heating radiator.

## KITCHEN

12' 8" x 8' 3" (3.88m x 2.54m)

Fitted wall and base units. Tiled floor. Central heating radiator. Double glazed door and two windows. One and a half bowl stainless steel sink unit and mixer tap. Plumbed for washing machine.

## STAIRS AND LANDING

## BEDROOM 1

12' 6" x 8' 10" (3.83m x 2.71m)

Double glazed window. Central heating radiator.

## BEDROOM 2

13' 1" x 9' 4" (4.00m x 2.85m)

Double glazed window. Central heating radiator.

## BEDROOM 3

9' 5" x 7' 8" (2.88m x 2.34m)

Double glazed window. Central heating radiator.

## BEDROOM 4

8' 5" x 7' 8" (2.59m x 2.34m)

Double glazed window. Central heating radiator.

## BATHROOM

Bath with mixer shower. WC. Pedestal hand basin. Over the bath shower.

## GARDENS

To front with hedge.

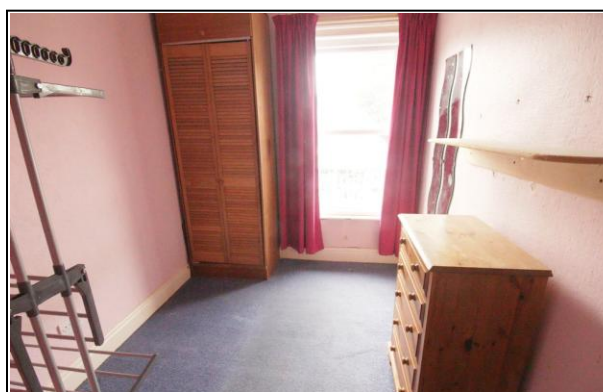
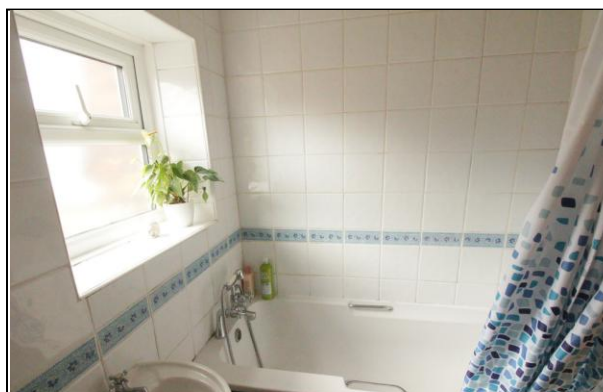
To rear.

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band "B"



# 89 Wellington Road, Ashton-on-ribble, Preston

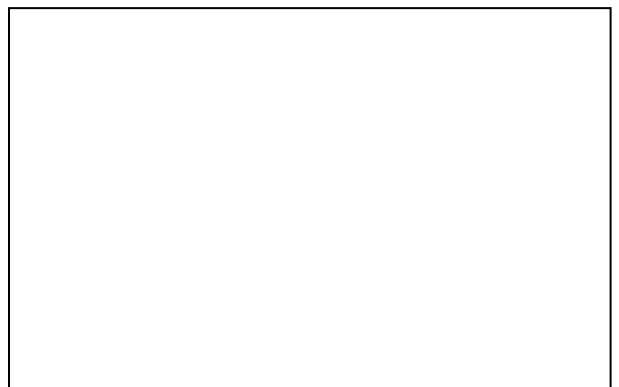
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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

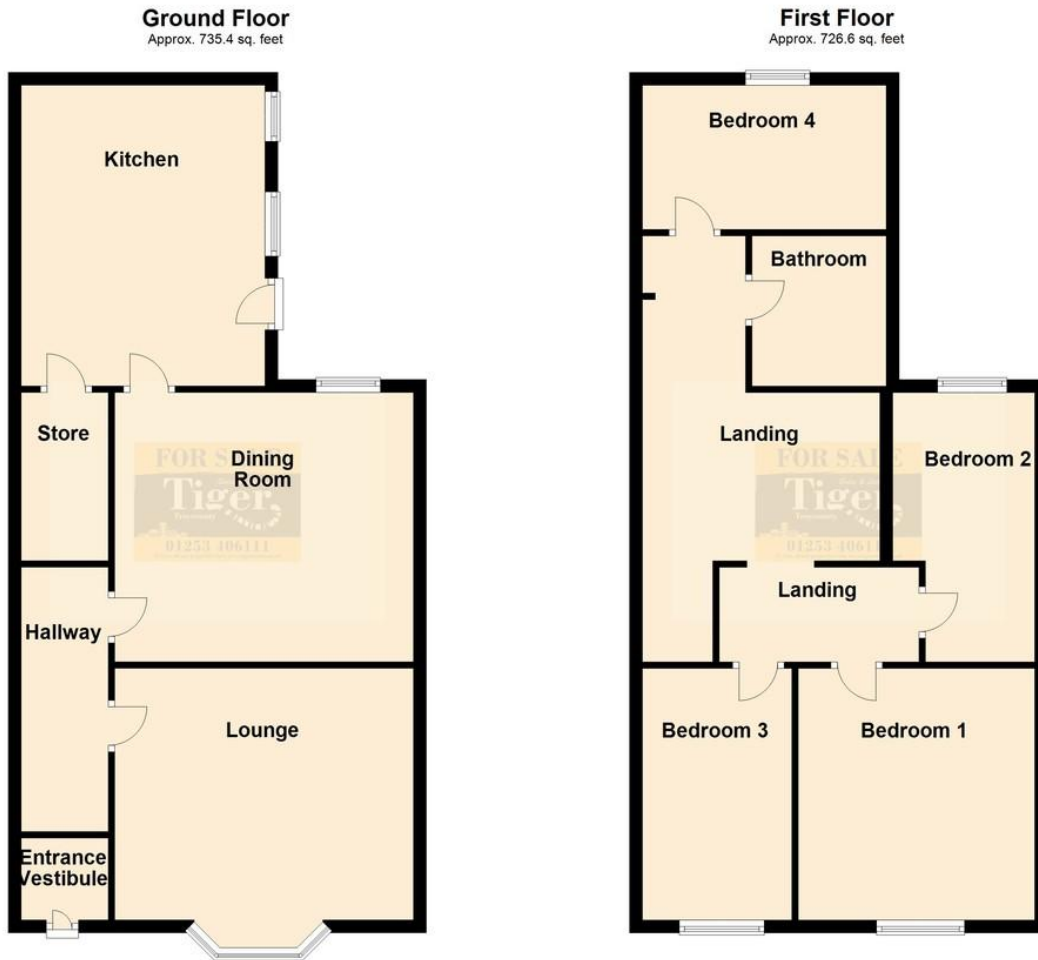
## PLEASE NOTE

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.

30/07/2022



# 89 Wellington Road, Ashton-on-ribble, Preston



Total area: approx. 1462.0 sq. feet