



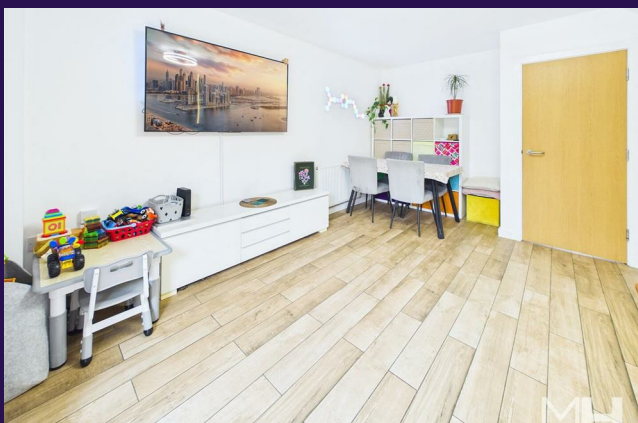
139 ASHTON BANK WAY

ASHTON-ON-RIBBLE, PRESTON, PR2 1BZ

£189,950
LEASEHOLD

- Three Bedroom Semi Detached Property • Sought After Residential Location Close to Preston Docklands • Modern Fitted High Gloss Kitchen • Walk in Wardrobe and En-Suite • Garden to the Rear • Immaculately Presented Throughout • Ideal for a First Time Buyer or Growing Family • Two Allocated Car Parking Spac • Early Viewing Strongly Advised

MARIE HOLMES
SALES | LETTINGS | MORTGAGES



Introducing 139 Ashton Bank Way...

This beautifully presented townhouse offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, growing families, or anyone seeking a home in a convenient and family-friendly location. Enjoying an attractive position overlooking an open field to the front, the property benefits from pleasant views and provides the perfect setting for dog walking, outdoor recreation, and children to play.

The property is highly energy-efficient and secure, boasting a modern heat pump, an advanced air ventilation system with the main unit in the attic, and a fully operational burglar alarm system.

The ground floor comprises a welcoming entrance hall with a useful storage cupboard, a convenient downstairs WC, a modern high-gloss fitted kitchen, and a bright and spacious lounge with French doors opening onto the rear garden.

To the first floor are two generous double bedrooms and a stylish three-piece family bathroom suite. Occupying the entire second floor is the impressive principal bedroom, featuring a large double bedroom, a walk-in wardrobe, and a contemporary en-suite shower room.

Externally, the property offers a covered back garden with decking, a very spacious garden shed, an EV charging point with two allocated parking spaces, and abundant free on-street parking, all set within a wonderful family-friendly neighbourhood directly facing a beautiful park.

Ideally situated close to highly regarded schools, local amenities, and within walking distance of the Docklands, this property offers both convenience and lifestyle appeal. Early viewing is highly recommended to fully appreciate the space, quality, and location on offer.

Entrance Hallway

4' x 14'5" (1.22 x 4.40)

Newly carpeted stairs leading to the first floor. Built in storage cupboard. Ceiling light point.

Downstairs Cloaks W.C

2'12" x 6'8" (0.91 x 2.02)

Two piece suite comprising of low level WC and pedestal wash hand basin. Radiator and ceiling light point.

Kitchen

6'6" x 12'1" (1.99 x 3.68)

A stylish range of high gloss fitted wall and base units is complemented by contrasting work surfaces

incorporating a single-bowl sink with drainer. The kitchen is equipped with an electric oven and hob, with a stainless steel extractor canopy above, along with integrated appliances including a Gorenje dishwasher, washing machine, and fridge freezer. Finished with matching upstands and splashback, the space also benefits from a ceiling light point and a double-glazed window overlooking the front aspect.

Living Room

14'3" x 15'2" (4.35 x 4.62)

French doors leading out to the rear garden. Radiator and ceiling light point. Built in storage cupboard.

First Floor Landing

2'11" x 6'9" (0.90 x 2.07)

Ceiling light point. Stairs leading up to the second floor.

Bedroom Two

16'1" x 10'4" (4.89 x 3.14)

Door to a Juliette Balcony. Feature port hole window to the front aspect. Radiator and ceiling light point.

Bedroom Three

14'3" x 9'9" (4.35 x 2.98)

Double glazed window to the rear aspect. Ceiling light point and radiator.

Family Bathroom

6'2" x 6'9" (1.87 x 2.07)

Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level WC. Part tiled walls and feature splashbacks. Radiator and ceiling light point with extractor fan

Second Floor Landing

4' x 3'2" (1.22 x 0.97)

Ceiling light point.

Bedroom One

14'4" x 13'11" (4.36 x 4.23)

Large main bedroom with a walk in wardrobe/dressing room. Velux window. Radiator and ceiling light point.

Dressing Area

Featuring a floored attic for extra storage space. Ceiling light point. Door to the en-suite.

En-Suite

6'1" x 7'4" (1.86 x 2.24)

Three piece suite comprising of shower cubicle, pedestal wash hand basin and low level WC. Part tiled walls. Radiator and ceiling light point. Velux window. Built in cupboard housing the boiler.

External

The property benefits from a lawned garden to the front. The the rear of the property offers a covered back garden with decking, a very spacious garden shed, an EV charging point with two allocated parking spaces, and abundant free on-street parking, all set within a wonderful family-friendly neighbourhood directly facing a beautiful park.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do



not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

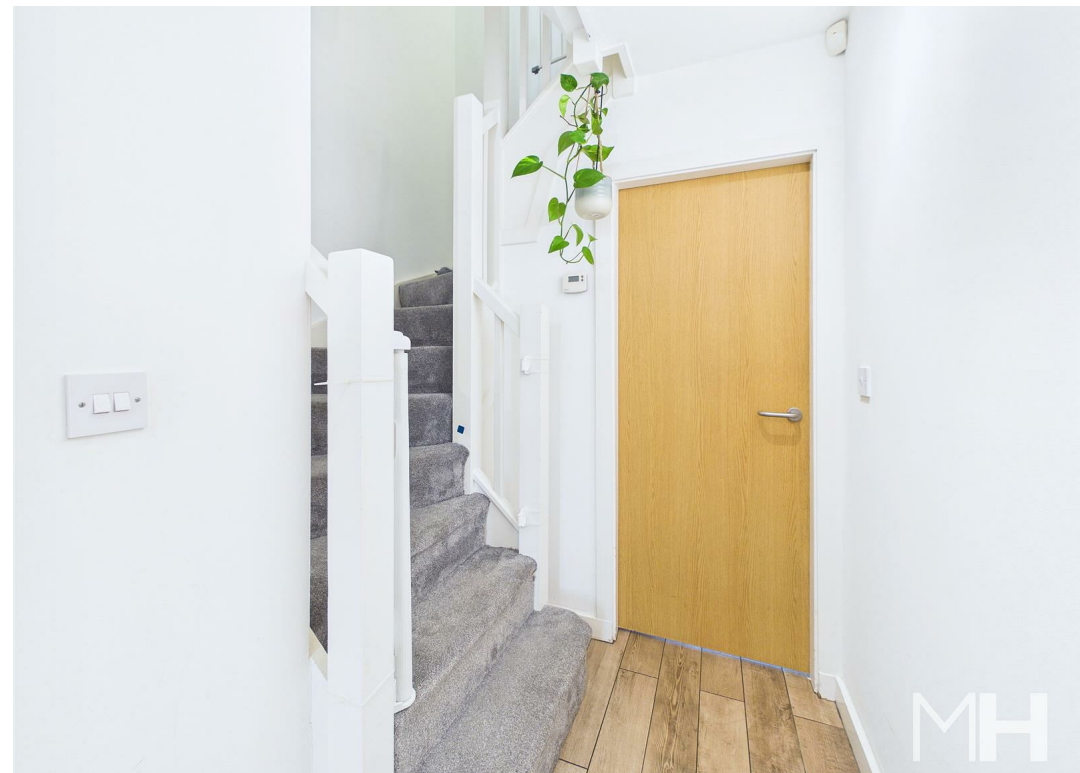
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

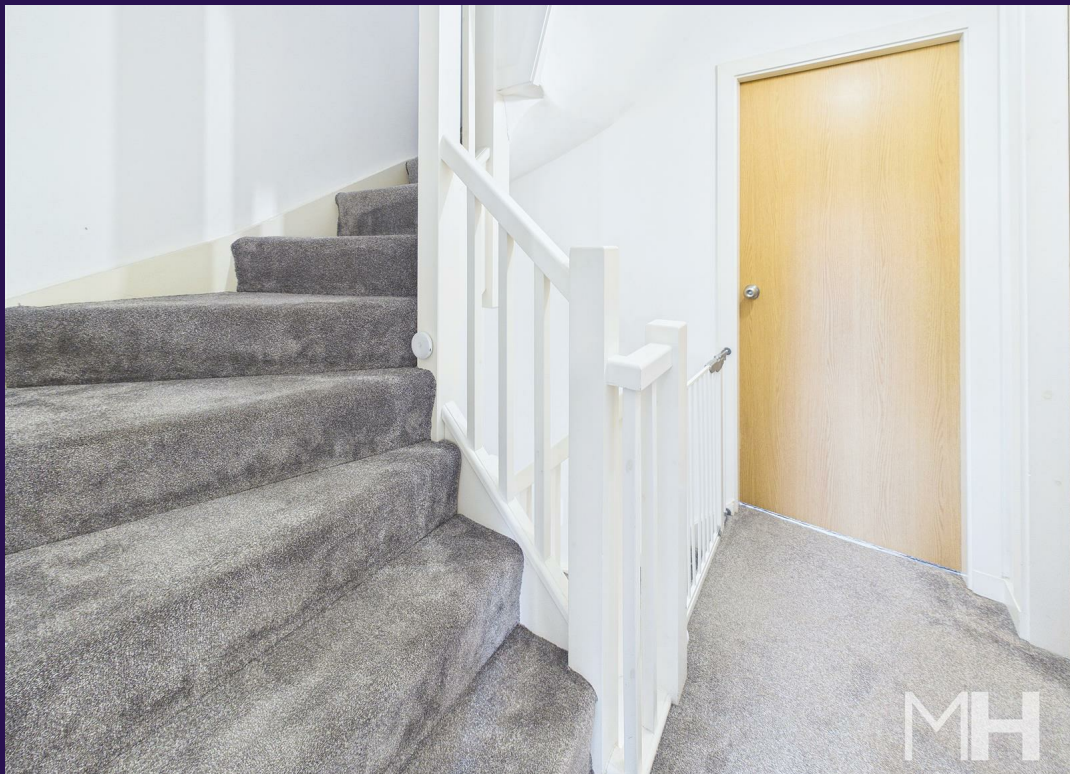
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







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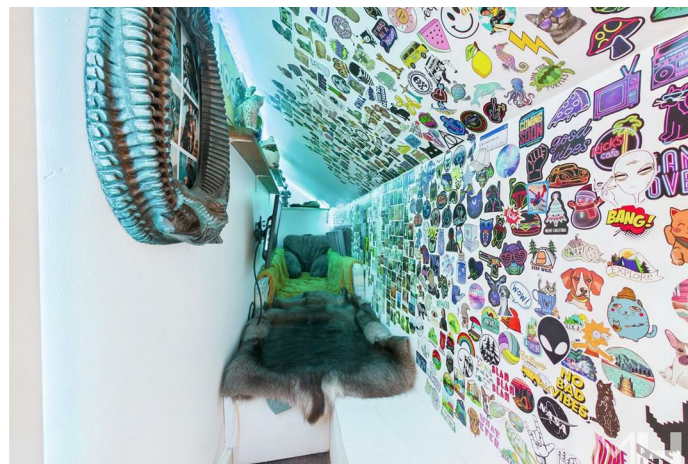
ADDITIONAL INFORMATION

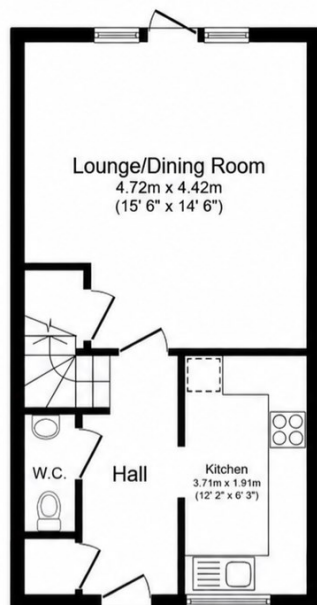
Local Authority – Preston City Council

Council Tax – Band C

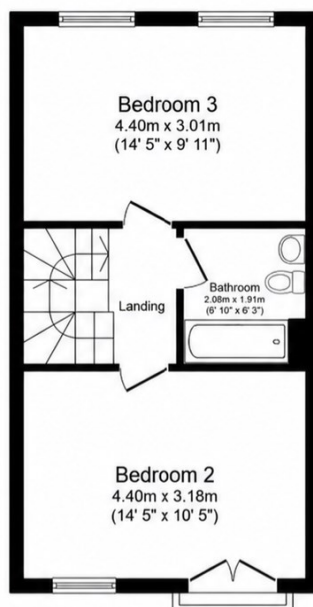
Viewings – By Appointment Only

Tenure – Leasehold

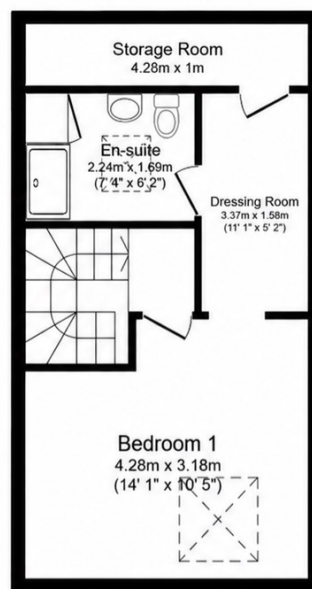




Ground Floor

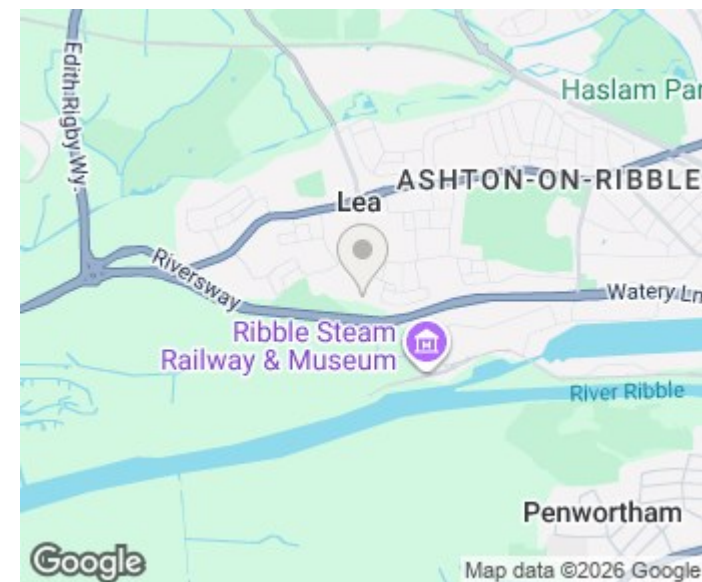


First Floor



Second Floor

Total floor area 113.38 sq.m. (1,220 sq.ft.) approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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