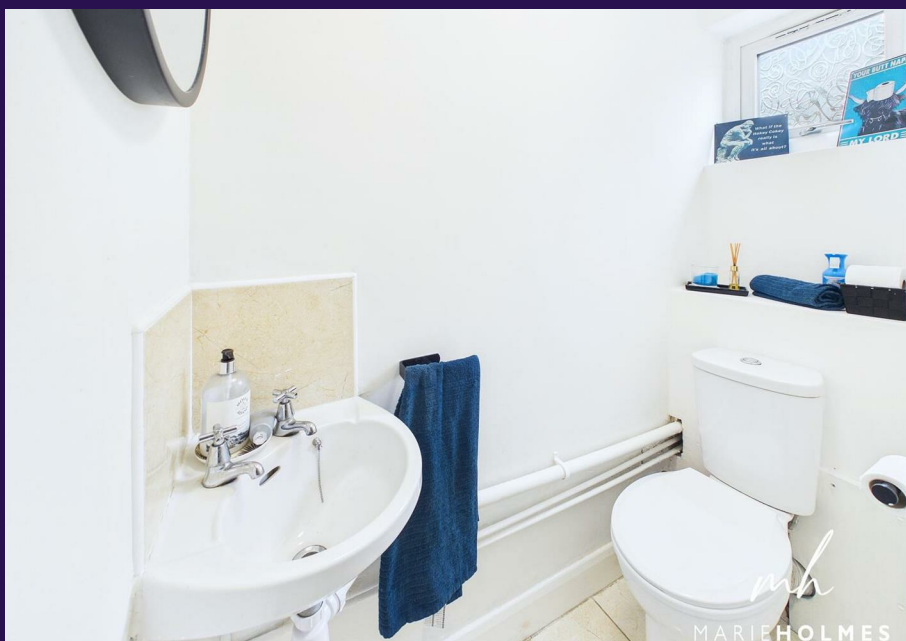
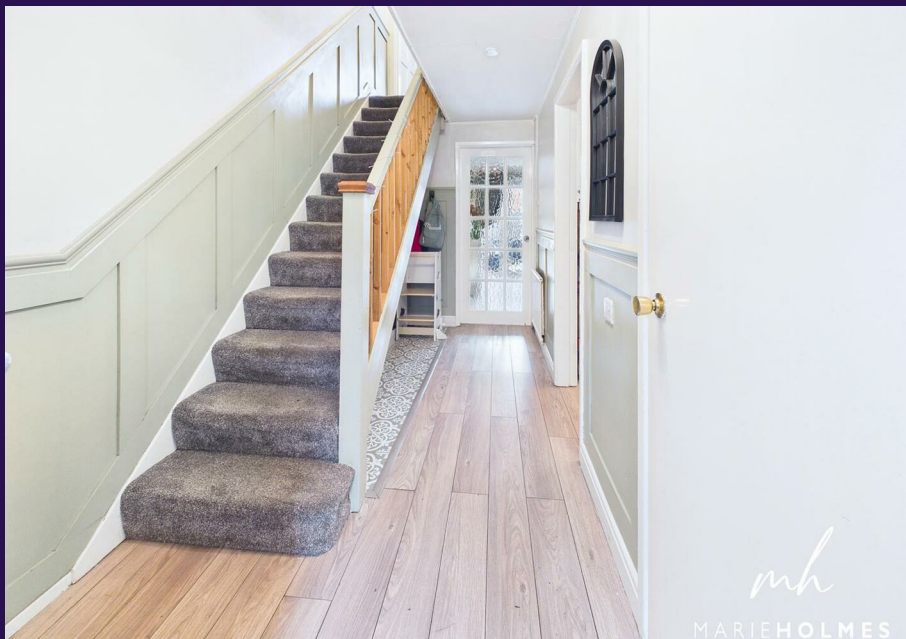




27 PREESALL ROAD

ASHTON-ON-RIBBLE, PRESTON, PR2 1PQ

£165,000



Key Features

- Deceptively Spacious Three-Bedroom Semi Detached Home
- Quiet Cul-De-Sac Position
- Generous Living Room with French Doors to Rear Garden
- Spacious Dining Kitchen with Range-Style Cooker
- Three Well-Proportioned Bedrooms
- Downstairs Cloaks W.C & Modern Family Bathroom
- Tastefully Modernised Throughout - Turnkey Condition
- Low-Maintenance Enclosed Rear Garden with Decked Seating Area
- Plenty of Communal Residents' Parking
- Excellent Access to Schools, Transport Links & City Centre

Property Summary

Tucked away within a quiet cul-de-sac just off Greaves Town Lane, this deceptively spacious three-bedroom home offers generously proportioned and versatile accommodation, excellent storage throughout and a convenient location ideal for families, first-time buyers and those seeking easy access to the city centre and surrounding areas.

The property enjoys a peaceful residential setting whilst remaining exceptionally well connected, with major road networks and local bus routes close by and the city centre just a short drive away. A selection of well-regarded schools are also within walking distance, further enhancing the appeal for families.

Internally, the accommodation begins with a spacious and welcoming entrance hallway, offering sufficient space for a study area or reading nook beneath the stairs, together with a large built-in storage cupboard and a convenient ground-floor WC.

Positioned to the front of the property is the impressive dining kitchen with ample space for a full-sized dining table, creating a sociable setting for everyday family life and entertaining.

To the rear is a generously proportioned living room overlooking the garden, providing a comfortable and relaxing reception space. French doors open directly onto the decked terrace, creating a natural connection with the outside space, whilst a further substantial walk-in cupboard provides valuable additional storage.

To the first floor, a spacious landing gives access to three well-proportioned bedrooms. The principal bedroom is particularly generous, with useful alcoves providing excellent potential for fitted wardrobes or additional storage. The second bedroom is another comfortable double, whilst the third bedroom offers versatility as a child's bedroom, guest room or home office. A modern three-piece family bathroom completes the accommodation, with further built-in storage cupboards positioned off the landing.

Externally, the rear garden has been designed with ease of maintenance in mind and incorporates a substantial decked seating area together with a gravelled and laid to lawn section, providing an ideal space for outdoor dining and entertaining. There is also a useful external storage cupboard and gated access to the side.

Residents' parking is available within a communal parking area, with spaces provided on an unallocated basis.

Well presented and offering excellent scope for a purchaser to add their own style, this spacious and versatile home combines generous accommodation, exceptional storage and a highly convenient location. Early viewing is strongly recommended to fully appreciate everything this superb property has to offer.

Entrance Hallway

Entrance via a modern composite front door with feature glazed panels. A carpeted spindle balustrade staircase leads to all first floor accommodation. Potential for understairs study area. Decorative wall panelling. Ceiling light fitting. Radiator. Wood effect laminate flooring. Large storage cupboard. Doors leading off to all ground floor accommodation

Downstairs Cloaks W.C

5'1" x 2'6" (1.55 x 0.76)

UPVC double glazed obscured window to the front elevation. Features a modern two piece suite in white, comprising of a low flush W.C and corner wash hand basin with tiled splashback. Ceiling light fitting. Tiled flooring.

Dining Kitchen

15'7" x 11'3" (4.75m x 3.43m)

UPVC double glazed window to the front elevation. Features a range of modern high gloss eye and base level units with contrasting complimentary work surfaces over and inset one and a half bowl sink and drainer unit with mixer tap. Range gas and electric cooker with modern extractor hood over. Integrated dishwasher and space/plumbing for washing machine. Tiled splashbacks. Two ceiling spotlight fittings. Wall mounted combination boiler. Space for tall fridge freezer. Feature fitted seating with ample space for a large dining table. Wood effect laminate flooring. Radiator.

Living Room

11'5" x 14'6" (3.48 x 4.41)

A spacious living room with UPVC double glazed French doors to the rear elevation leading out to the garden. TV aerial socket. Ceiling light fitting. Decorative wall panelling. Wood effect laminate flooring. Radiator. Walk-in storage room offering plenty of additional storage.

First Floor Landing

With storage cupboards, loft access point, ceiling light and doors off to all first floor accommodation. Carpeted.

Bedroom One

14'8" x 10'9" (4.47 x 3.28)

A spacious master bedroom with a uPVC double glazed window to the front elevation, ceiling light and radiator. Plenty of space for freestanding bedroom furniture.

Bedroom Two

12'7" x 9'1" (3.83 x 2.77)

Another generous size double bedroom with a uPVC double glazed window to the rear elevation, ceiling light, radiator.

Bedroom Three

9'6" x 8'5" (2.89 x 2.56)

A great size third bedroom with a uPVC double glazed window to the rear elevation, ceiling light and radiator.

Family Bathroom

5'8" x 6'8" (1.72 x 2.04)

UPVC double glazed obscured window to the front elevation. Features a modern three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and panelled bath with electric shower over and glazed shower screen. Fully tiled elevations. Tiled flooring. Chrome towel ladder radiator. Ceiling light fitting.

Front External

To the front, the property benefits from a low-maintenance enclosed garden, bordered by timber panel fencing with contrasting white-painted posts and a gated pathway leading to the main entrance. The garden is predominantly paved, providing a practical and easily maintained frontage, with mature trees and established greenery to the side adding a pleasant leafy backdrop. Parking is available in a communal





residents' area with no allocated spaces but ample availability.

Rear Garden

To the rear is a generously proportioned, low-maintenance garden, thoughtfully arranged to provide excellent space for outdoor dining, entertaining and relaxation. A substantial timber decked terrace extends across the rear of the property, providing an ideal seating area, whilst a further decked section incorporates a timber pergola with suspended swing seat. The central garden is laid with artificial lawn, offering a practical, attractive space for year-round use, with paved pathways and a decorative gravelled area providing additional interest. The garden is enclosed by timber fencing, creating a defined and private outdoor space, with gated access to the rear.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact our offices.

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.





Additional Information

Local Authority – Preston City Council

Council Tax – Band B

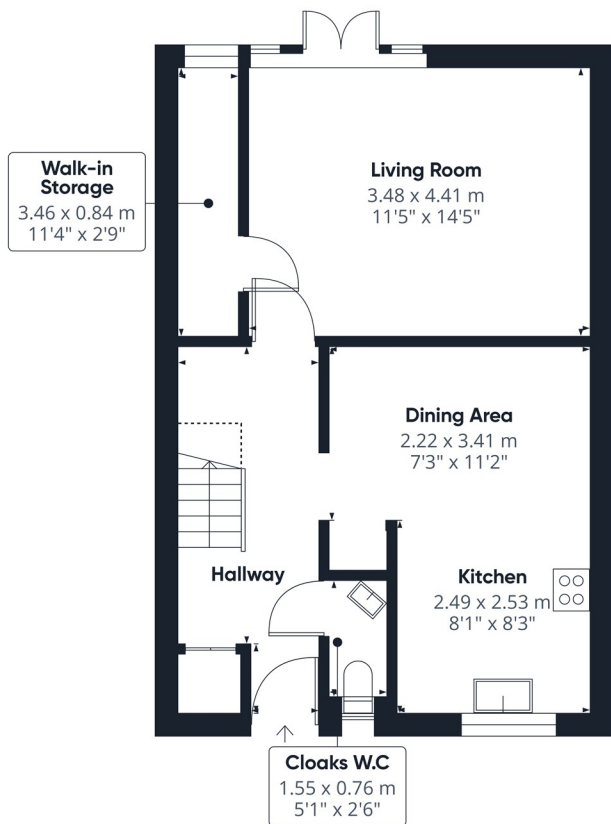
Viewings – By Appointment Only

Tenure – Freehold



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MARIE HOLMES



Ground Floor



First Floor

Approximate total area^m

83.8 m²
903 ft²

Reduced headroom

1.3 m²
14 ft²

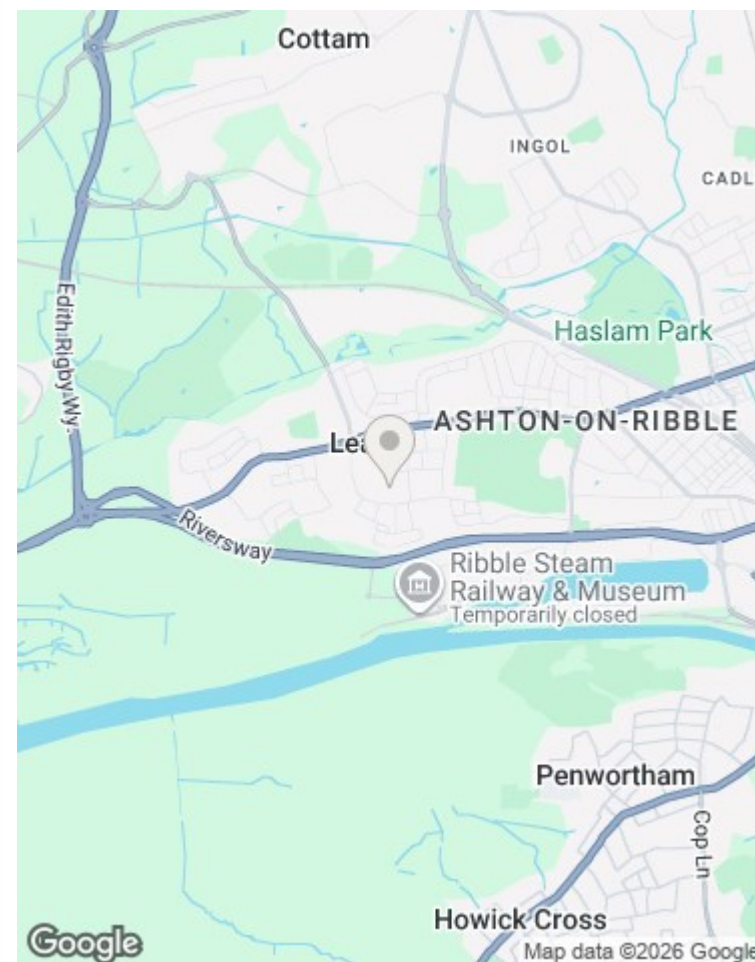
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(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	