

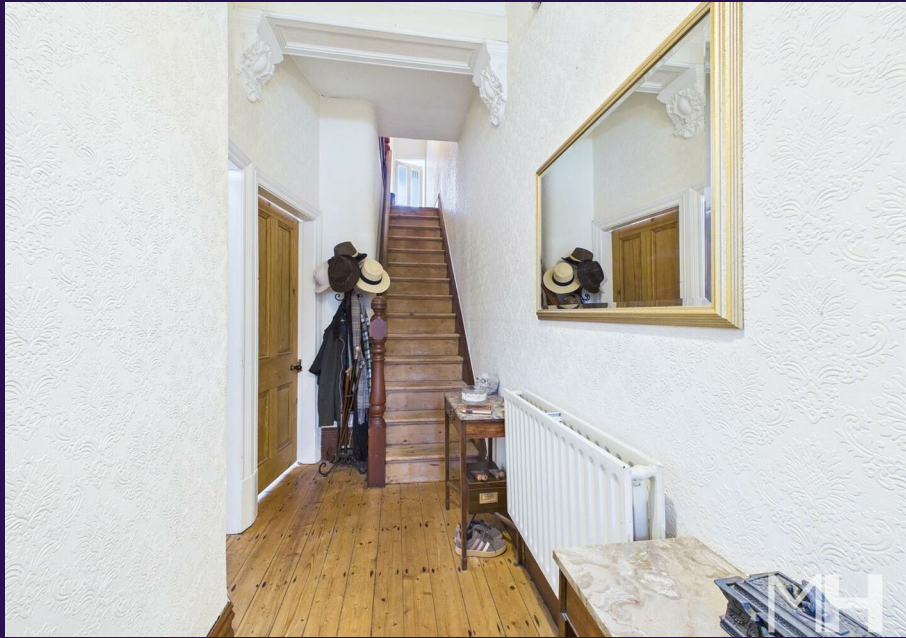


**154 TULKETH BROW**

ASHTON-ON-RIBBLE, PRESTON, PR2 2JE

Offers In The Region Of

**£215,000**



## Key Features

- Deceptively Spacious Three Bedroom End Terrace
- Retains Many Original Features & Character
- Popular Ashton Location Close to Lane Ends Amenities
- Two Spacious Reception Rooms
- Recently Installed Modern Fitted Kitchen with Appliances
- Three Well Appointed Bedrooms & Luxurious Family Bathroom
- Garden Fronted with Courtyard
- Garden to the Rear
- Potential for Off Road Parking to the Rear
- Gas Central Heating & UPVC Double Glazing Throughout
- Viewing Comes Highly Recommended

## Property Summary

Occupying a generous corner position, this deceptively spacious and beautifully presented three-bedroom garden-fronted end-terraced home effortlessly blends timeless period charm with stylish contemporary living. Retaining an abundance of original features, including high ceilings, generous room proportions and character detailing, the property has been sympathetically enhanced by the installation of a stunning contemporary kitchen and a beautifully appointed family bathroom, creating a home ready to move straight into.

Situated in the ever-popular Ashton area, the property enjoys an enviable position within easy reach of Lane Ends and its excellent range of local amenities, well-regarded primary and secondary schools, regular bus routes and superb transport links, making it an ideal choice for families, professionals and commuters alike.

The accommodation is both spacious and versatile, beginning with an entrance vestibule leading into a welcoming hallway with access to an elegant living room, complete with period features, and a generous dining room, perfectly suited to both everyday family life and entertaining. To the rear, the recently installed kitchen has been thoughtfully designed with an attractive range of contemporary units, quality work surfaces and ample storage, providing a stylish and practical heart to the home.

To the first floor, a spacious landing leads to three well-proportioned bedrooms, all flooded with natural light, together with a recently fitted contemporary family bathroom finished to an exceptional standard.

Externally, the property enjoys an attractive, hedge-enclosed garden frontage, while to the rear is a private enclosed courtyard offering an excellent space for outdoor entertaining. For buyers requiring private parking, the courtyard also offers the potential to create secure off-road parking by installing double gates to the rear. Homes of this character, size and presentation are rarely available so early viewing is advised.

## Entrance Porch

4'4" X 3'11" (1.32 X 1.20)

Entrance via a modern composite feature glazed door into the porch. Feature stain glass leaded internal glazed door leads through to the hallway. Tiled flooring.

## Hallway

13'5" X 3'10" (4.08 X 1.18)

Spindle balustrade staircase leads to all first floor accommodation. Double panel radiator. Pendant light fitting. Oak wood flooring. Decorative cornices and coving. Doors leading off to all ground floor accommodation.

## Dining Room/Second Reception

14'7" x 12'6" (4.45 x 3.82)

Two UPVC double glazed bay windows to the front elevation allow allowing for the room to be flooded with plenty of natural light. A striking period-style fireplace forms an elegant focal point within the room, featuring an ornate cast-iron arched insert, a rich timber surround and a traditional tiled hearth. Its characterful detailing complements the original stripped wooden flooring. Decorative picture rail and coving to ceiling. Pendant light fitting. Double panel radiator.

## Living Room

16'8" x 13'3" (5.07 x 4.05)

UPVC double glazed window to the side and rear elevations. A beautifully presented and generously proportioned living room, full of character and period charm. The room enjoys high ceilings, original stripped timber floorboards and an attractive feature fireplace with a timber surround and tiled inset, creating a wonderful focal point. . Bespoke recessed shelving provides both practical storage and an attractive display area, while the generous proportions easily accommodate a range of lounge furniture, making this an ideal room for relaxing or entertaining.

## Kitchen

9'6" x 14'5" (2.89 x 4.39)

Two UPVC double glazed windows to the side elevation. A stylish and beautifully appointed kitchen, thoughtfully designed to combine contemporary living with everyday practicality. Fitted with an attractive range of shaker-style navy wall and base units complemented by solid wood work surfaces, the kitchen offers an abundance of storage and preparation space. Integrated appliances include an electric oven, gas hob and stainless steel extractor canopy, with additional space and plumbing for further white goods. High ceilings, recessed spotlights and large windows flood the room with natural light, while quality oak-effect flooring and attractive tiled splashbacks complete the

modern finish. A door provides direct access to the rear of the property, making the kitchen equally practical for day-to-day living and outdoor entertaining.

## First Floor Landing

13'2" X 5'3" (4.01 X 1.60)

A spacious and characterful first-floor landing that immediately showcases the property's period charm. Flooded with natural light from a feature roof lantern, the space enjoys high ceilings, original stripped timber floorboards and an attractive spindle balustrade, creating an impressive sense of space and character. The generous landing provides access to all first-floor accommodation and offers ample room for freestanding furniture or a reading area, further enhancing the home's welcoming feel. Retaining many original features, this elegant space perfectly complements the character found throughout the property.

## Bedroom One

15'11" x 11'3" (4.86 x 3.42)

A superbly proportioned principal bedroom, beautifully blending generous accommodation with timeless period character. Flooded with natural light from two large UPVC windows to the front elevation, the room enjoys an airy and welcoming atmosphere while offering ample space for a king-size bed and a full range of freestanding bedroom furniture. Original stripped timber floorboards and high ceilings further enhance the sense of space, creating a room that is both elegant and inviting. Pendant light fitting. Double panel radiator.

## Bedroom Two

13'3" x 13'2" (4.03 x 4.01)

A spacious and beautifully presented double bedroom, enjoying an abundance of natural light from two large UPVC windows to the rear and side elevations that create a bright and airy atmosphere throughout. The room benefits from high ceilings, original stripped timber floorboards and generous proportions, comfortably accommodating a double or king-size bed alongside a range of freestanding bedroom furniture. Tastefully decorated in neutral tones, this elegant bedroom offers a peaceful retreat while retaining the period character synonymous with the property, making it an ideal principal or guest bedroom. Pendant light fitting. Double panel radiator.

## Bedroom Three

9'4" x 6'3" (2.84 x 1.91)

A well-proportioned single bedroom, ideal as a child's bedroom, nursery, home office or dressing room. Bright and





welcoming, the room benefits from a UPVC double glazed window to the rear elevation, allowing plenty of natural light, together with a pendant light fitting and single panel radiator.

### Family Bathroom

7'9" X 6'8" (2.35 X 2.02)

A beautifully appointed contemporary family bathroom, finished to an exceptional standard with stylish fixtures and fittings throughout. The suite comprises a freestanding roll-top bath with central mixer tap and rainfall shower over, complemented by a glazed shower screen, creating the perfect balance between luxury and practicality. A modern vanity unit with inset wash hand basin provides useful storage, whilst the low-level W.C. features an attractive wooden seat.

Finished with striking metro wall tiles incorporating contrasting feature borders and contemporary marble-effect floor tiles, the bathroom offers a timeless, high-quality finish. A UPVC double glazed frosted window to the side elevation provides natural light and privacy. Double panel radiator. Ceiling light fitting.

### External

To the front, the property is set behind mature hedging which provides an excellent degree of privacy from the road. A gated pathway leads to the attractive entrance, complemented by a low-maintenance frontage that enhances the property's kerb appeal. The current owner makes use of the readily available on-street parking.

To the rear, the property enjoys a private, enclosed courtyard garden, thoughtfully designed with Indian stone paving to create a superb low-maintenance outdoor entertaining space. Surrounded by brick-built boundary walls, the courtyard provides an ideal setting for al fresco dining, relaxing or hosting family and friends. Subject to any necessary consents, there is excellent potential to create valuable off-road parking by replacing the existing rear access gate with double gates, allowing vehicular access directly into the courtyard. This flexibility offers buyers the choice of retaining the space as an attractive garden or converting it into secure private parking if desired.

### 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.







## Additional Information

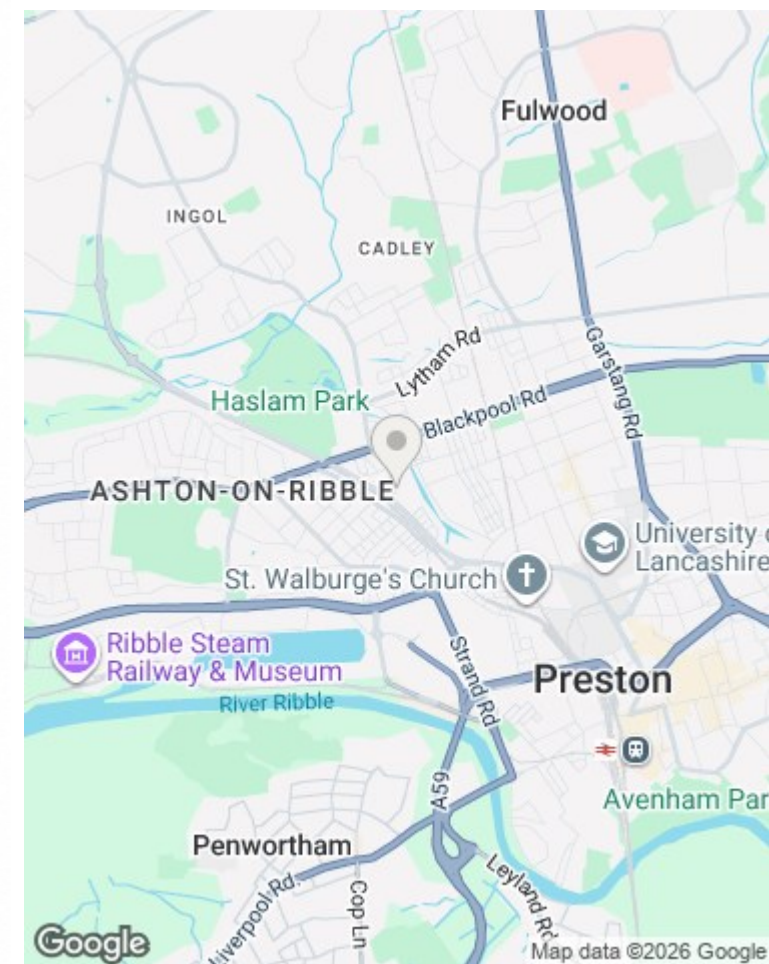
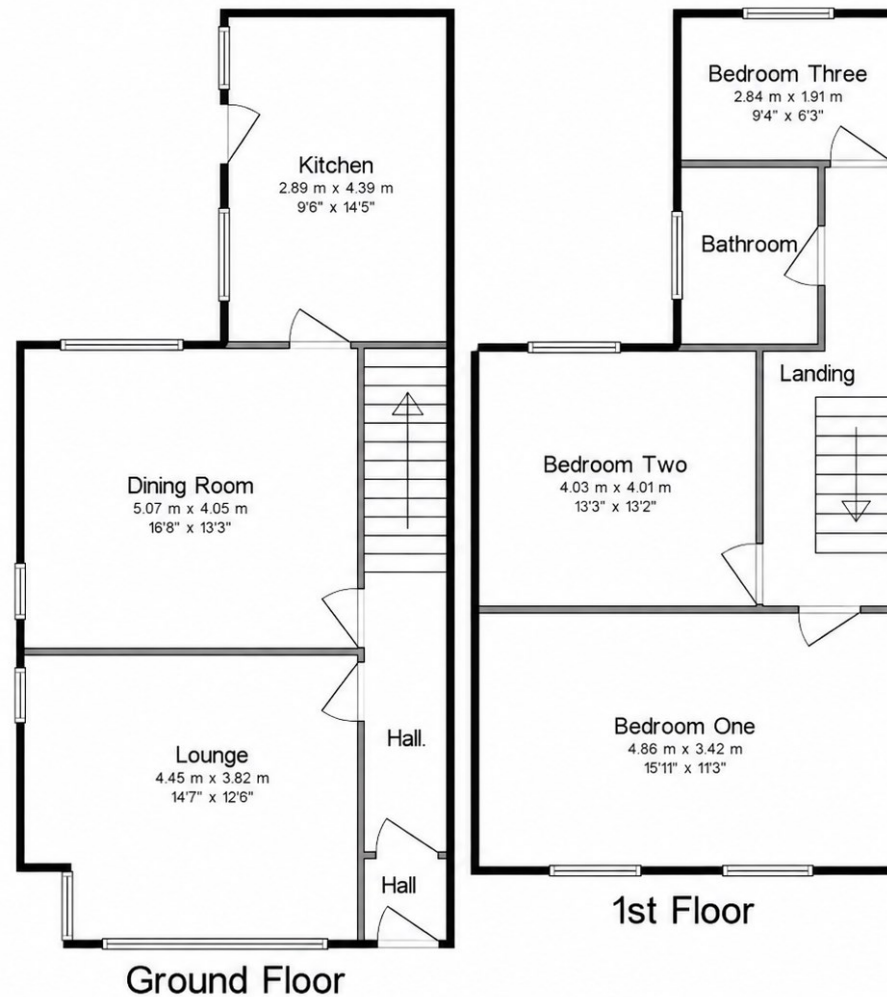
**Local Authority** – Preston City Council

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Tenure** – Freehold





**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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 79        |
| (55-68) <b>D</b>                            | 63                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |