



Ash Close, Preston, PR4 3YG

Asking price £249,950

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Front

Attractive frontage with shrub borders, paved area.

Entrance Hall

Front aspect UPVC partly glazed door, front aspect UPVC double glazed window, tiled floor, decorative cover housing radiator, two x storage cupboard under stairs, doors into -

Lounge

18'0" x 11'4" max (5.51m x 3.46m max)

Bright reception room spanning the length of the house with front aspect double glazed bay window, rear aspect UPVC double glazed window, two x radiators, electric fire with marble effect base and surround, television point, coved ceiling.

Dining Room

9'4" x 9'4" (2.86m x 2.85m)

Second reception room with rear aspect UPVC double glazed window, radiator.

Kitchen

9'4" x 8'5" (2.86m x 2.58m)

Fitted kitchen with front aspect UPVC double glazed window, side aspect UPVC partly glazed stable door, single drainer sink unit and mixer tap with cupboard under and further range of base and eye level units, electric cooker point and extractor hood, laminate work surface, space for washing machine, space for fridge and freezer, radiator, fully tiled walls, tiled floor.

First Floor Landing

9'2" x 2'10" (2.80m x 0.88m)

Hatch to loft space, airing cupboard, doors into -

Bedroom One

11'1" x 8'11" (3.39m x 2.74m)

Main double bedroom with rear aspect UPVC double glazed window to rear overlooking open fields to rear, laminate flooring, two x built in wardrobes.

Bedroom Two

9'4" x 9'4" (2.87m x 2.87m)

Second double bedroom with rear aspect UPVC double glazed window to rear overlooking open fields to rear, walk in wardrobe.

Bedroom Three

11'0" max x 6'11" max (3.36m max x 2.11m max)

Third double bedroom with front aspect UPVC double glazed window, radiator.

Bedroom Four

9'4" x 8'5" (2.87m x 2.59m)

Fourth double bedroom with front aspect UPVC double glazed window, radiator.

Shower Room

5'10" x 5'4" (1.80m x 1.63m)

Modern three piece shower room with front aspect UPVC double glazed opaque window, separate shower cubicle, low level WC, wash hand basin, tiled walls, tiled floor, chrome towel radiator.

Rear Garden

Private and secluded rear garden overlooking open fields, mainly paved, panel enclosed fencing, shrub borders.

Garage

Via own drive, up and over door.

WC

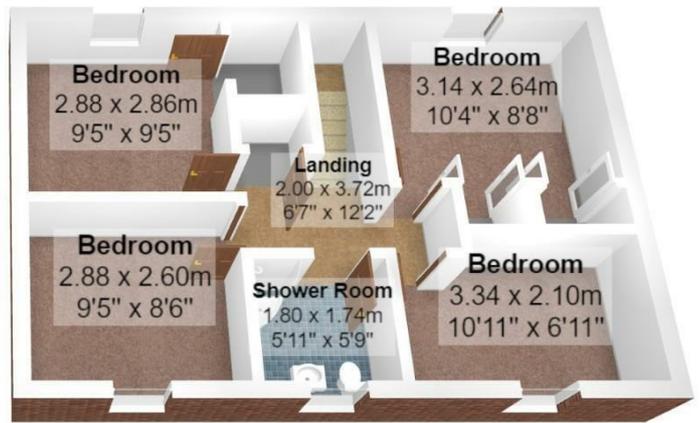
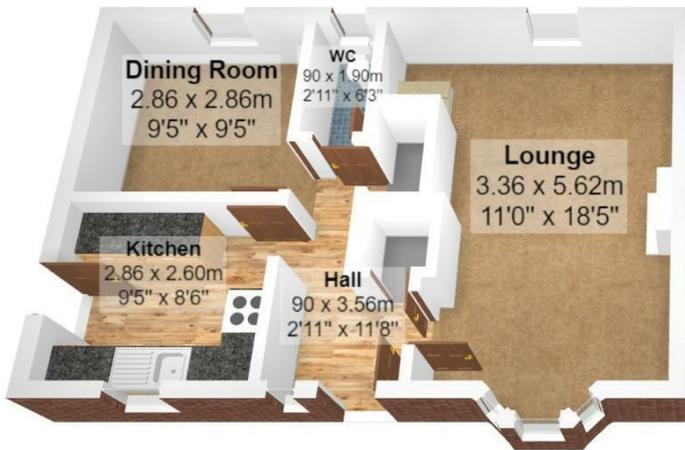
6'2" x 2'11" (1.90m x 0.90m)

Rear aspect UPVC double glazed opaque window, low level WC, wash hand basin, tiled floor, tiled walls





29 Ash Close



Total Area: 94.2 m² ... 1014 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	82	66	81

England & Wales EU Directive 2002/91/EC

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