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**Prospect Place**  
Ashton On Ribble

- **4 Bedroom Detached Family Home**
- **Beautiful Period Property**
- **3 Reception Rooms**
- **Dining Kitchen**

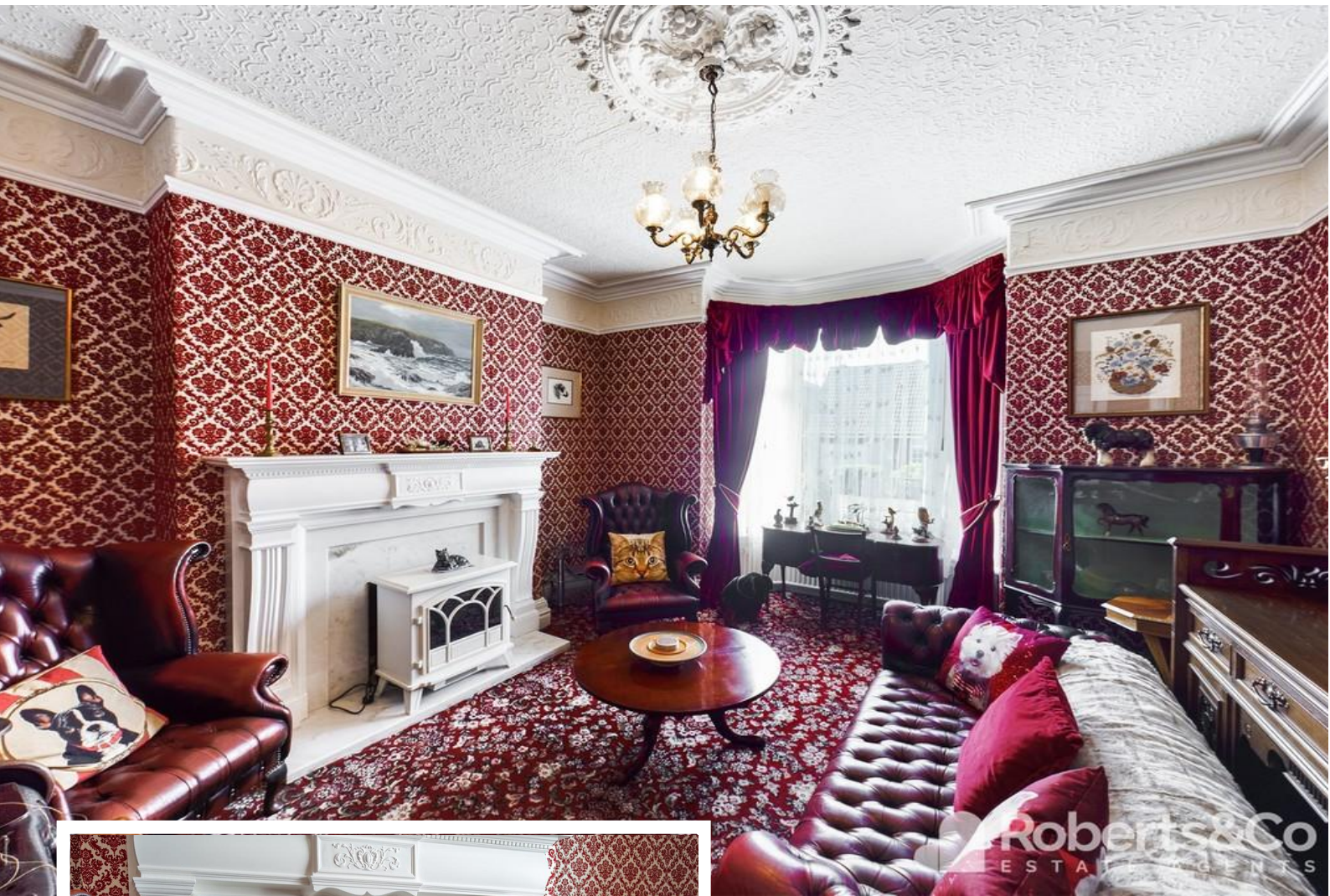
**For Sale £390,000**  
EPC Rating 'E'



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## Property Description

Sitting proudly on one of Ashton On Ribble's finest roads, is this four bedroom Victorian home. It's bursting with charming features and there is space at every turn making it ideal for the modern family. Park the car on driveway and head in.

You are greeted by this sense of history, that gets you excited to see more. Walk through the entrance hall with its original tiled flooring, you can't help but be charmed by the pretty coving, period doors and gorgeous fireplaces throughout the house.

The first room you come to, is the large living room at the front of the house. It is flooded with light from the large window.

There is an original fireplace and plenty of space for the room to be a TV room, a study or a playroom. There are also two further reception rooms. The versatility of each room is one of the great features about the property.

The kitchen is the heart of the home, with a breakfast dining room leading from it, this could be opened up into a fabulous open plan kitchen/dining room, which is perfect for the whole family to be together.



The current owners have also extended the ground floor to add that all important utility and downstairs WC. Head upstairs to the four bedrooms, and four piece family bathroom. The basement and the double garage mean all of the junk can be hidden from sight but be available when you need that pot of paint or spanner to repair a bike. This home is ready for someone to come in and make their own.

#### ENTRANCE HALL

\* Original front door \* 2 Wooden single glazed windows \* Original ornate tiled flooring \* Ceiling light \* Central heating radiator \* Stairs to first floor \* Under stairs- access to basement \*



#### RECEPTION ONE

15' 5" x 14' 1" (4.7m x 4.29m) \* Wooden single glazed bay window \* Carpet flooring \* Central heating radiator \* Ceiling rose and coving \* Picture rose Ceiling light \* Fire place- marble back and hearth gas fire \*

#### RECEPTION TWO

13' 2" x 15' 11" (4.01m x 4.85m) \* Wooden single glazed bay stain glass windows \* Wood effect laminate flooring \* Central heating radiator \* Ceiling rose and coving \* Ceiling light \* Fire place with tiled back gas fire \* Built in storage in alcoves \* Under stairs cloaks area \*



#### KITCHEN

13' x 6' 7" (3.96m x 2.01m) \* UPVC double glazed window \* Tiled flooring \* Ceiling light \* Range of wall and base units \* Space for dishwasher \* Integrated gas hob \* Integrated double electric oven \* Integrated fridge freezer \* Through to dining room \*

#### BREAKFAST/ DINING ROOM

13' x 6' 4" (3.96m x 1.93m) \* Composite external door \* Single glazed wooden window \* Tiled flooring \* Central heating radiator \* Ceiling light \* Ceiling rose and coving \*



#### RECEPTION THREE

13' 1" x 13' 1" (3.99m x 3.99m) \* Wooden single glazed slash style window \* Wood effect laminate flooring \* Central heating radiator \* Ceiling rose and coving \* Dado rail \* Ceiling light \* Cast iron gas fire \* TV point \*

#### WC

\* UPVC double glazed window \* Vinyl flooring \* WC \* Ceiling light \*

#### UTILITY ROOM



\* Sun light \* Ceiling light \* Space for washing machine and dryer \*

#### STORE ROOM

\* UPVC door \* Sky light \* Ceiling light \* Radiator \*

#### LANDING

\* Wooden single glazed slash style window \* Carpet flooring \* Central heating radiator \* Coving \* Ceiling light \* Storage cupboard \*

#### BEDROOM ONE

13' 1" x 11' 4" (3.99m x 3.45m) \* UPVC double glazed slash style window \* Carpet flooring \* Central heating radiator \* Ceiling rose and coving \* Range of fitted bedroom furniture \* Ceiling light \*



#### BEDROOM TWO

12' 7" x 9' 9" (3.84m x 2.97m) \* Wooden single glazed slash style window \* Carpet flooring \* Central heating radiator \* Coving \* Range of fitted bedroom furniture \* Ceiling and wall light \*

#### BEDROOM THREE

12' 1" x 9' 8" (3.68m x 2.95m) \* Wooden single glazed slash style window \* Carpet flooring \* Central heating radiator \* Range of fitted wardrobes \* Ceiling light \*

#### BEDROOM FOUR

13' x 6' 7" (3.96m x 2.01m) \* Wooden single glazed slash style window \* Carpet flooring \* Central heating radiator \* Ceiling light \*



#### BATHROOM

9' 10" x 9' 3" (3m x 2.82m) \* UPVC double glazed window \* Carpet flooring \* Central heating radiator \* Corner bath \* WC \* Shower cubicle \* Wash hand basin vanity unit \* Ceiling light \* Built in storage cupboards- housing boiler \*

#### OUTSIDE

\* Courtyard area- low maintenance, outdoor water \* Not overlooked \* Established formal garden to front and side- laid to lawn and mature trees \* Off road parking \* Iron gates- detached double garage \*

#### BASEMENT

15' 9" x 13' 8" (4.8m x 4.17m) \* Lighting and power \*

We are informed this property is Council Tax Band D  
For further information please check the Government Website



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy



themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1908.60 ft<sup>2</sup>  
177.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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