



Tuson Drive, Ashton-On-Ribble, Preston

Offers Over £219,950

Ben Rose Estate Agents are pleased to present to market this unique five bedroom, semi detached property towards the end of a quiet cul-de-sac in Ashton-On-Ribble, Preston. This would be an ideal family home, offering plenty of space throughout. The property is located only a short distance into Preston City centre and its superb local schools, supermarkets and amenities, with fantastic travel links via the nearby train station and the M6 motorway. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property has been completely renovated throughout with new carpets and appliances. Upon entering, you're welcomed into the spacious front lounge that features the open staircase and large front facing window bringing in ample natural light into the space. This then opens through into the modern fitted kitchen/diner that features two fitted ovens, an induction hob and complimentary worktops. There is also space for a family dining table to be placed as well as access to the garden from here. Moving back through the hall, you'll find two private bedrooms located on this floor with a shared shower room in between.

Moving upstairs, you'll find the three remaining bedrooms as well as the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property is a driveway for up to two cars as well as a front garden. To the rear is another secluded garden with a laid lawn and patio area. There is also space for a shed for additional storage options.

All room dimensions are available on the Floor plan

Property to sell?

If you have a property to sell, we can offer a FREE market appraisal and experienced sales advice.





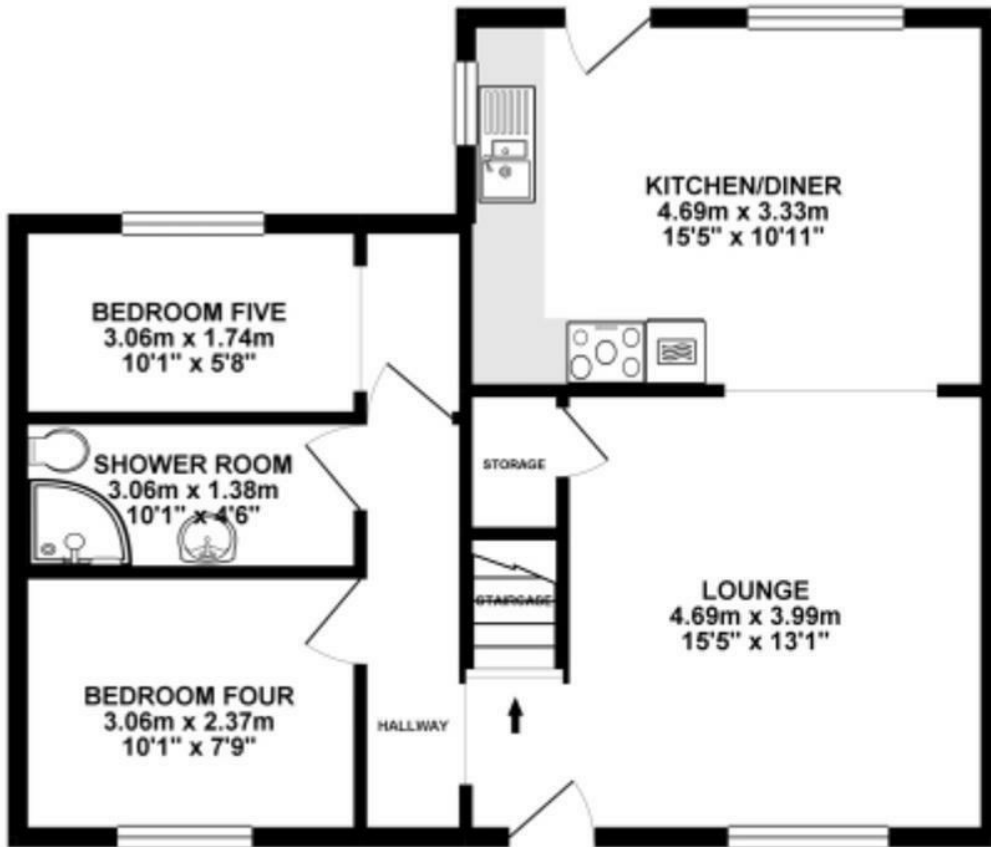




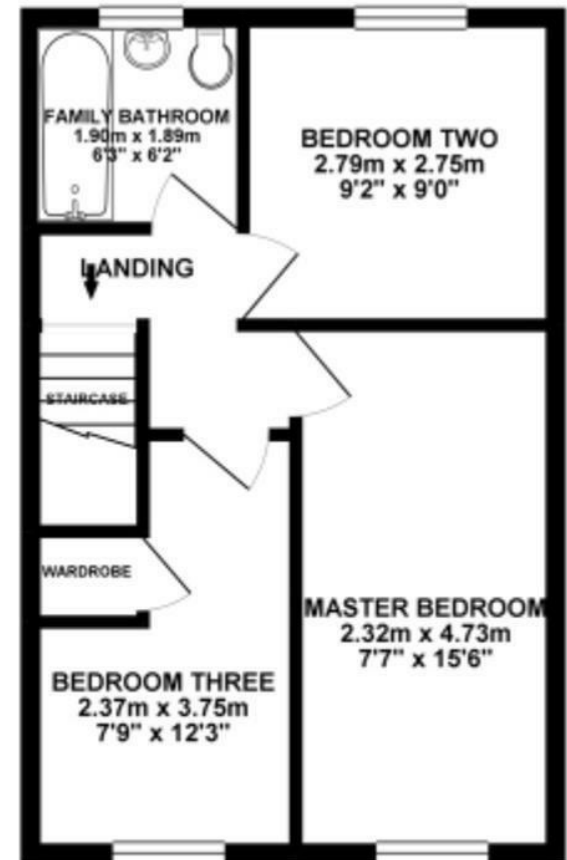




GROUND FLOOR 56.32 sq. m.
(606.27 sq. ft.)



1ST FLOOR 35.07 sq. m.
(377.49 sq. ft.)

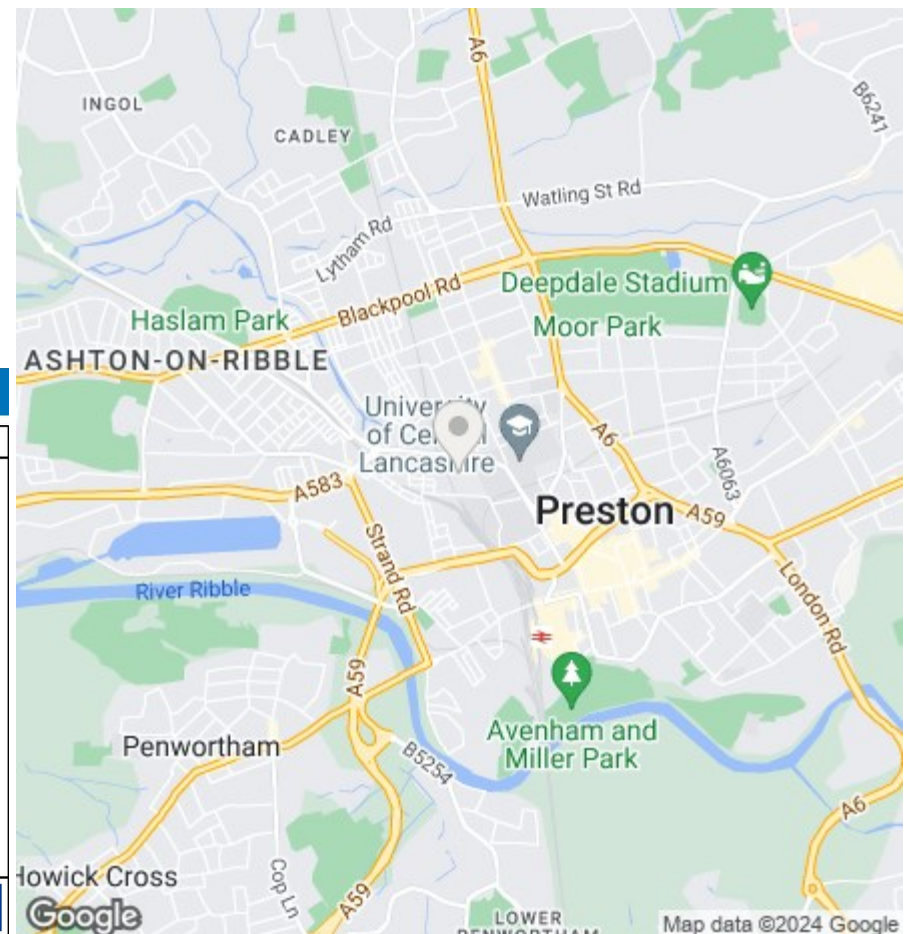


TOTAL FLOOR AREA : 91.39 sq. m. (983.76 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	86

Environmental Impact (CO₂) 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	