



Oswald Road, Ashton-On-Ribble, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, end-terraced home in a sought-after part of Ashton on Ribble. This would make the ideal home for a small family or first-time buyer looking to get onto the property ladder. The property is located only a short distance from Preston town centre and its superb local schools, shops, and amenities, with fantastic travel links via the nearby train station and the M6 motorway. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the entrance hall, you're greeted by the stairs and the spacious lounge. The lounge is of a good size and boasts tall ceilings, a large front-facing window, and an electric feature fireplace, creating a welcoming atmosphere. Moving through, you'll find the kitchen/dining room, offering ample space for a large family dining table and convenient under stair storage. The modern kitchen comprises ample wall and base units, providing plenty of room for freestanding appliances, and it gives external access to the garden.

Ascending to the first floor, you'll discover three double bedrooms, each offering comfortable accommodation. Bedroom three is versatile, ideal for use as a home office or study. The highlight of the first floor is the large four-piece family bathroom, complete with a bath and separate shower, ensuring comfort and convenience for the whole family.

Externally, the property boasts an appealing south-facing yard to the rear, offering a sunny retreat and privacy with gated access to the lane behind. On-road parking is available to the front of the home, providing convenience for residents and guests alike. With its desirable location, ample living space, and charming features, this home presents a wonderful opportunity for buyers seeking comfort and convenience in Ashton on Ribble.



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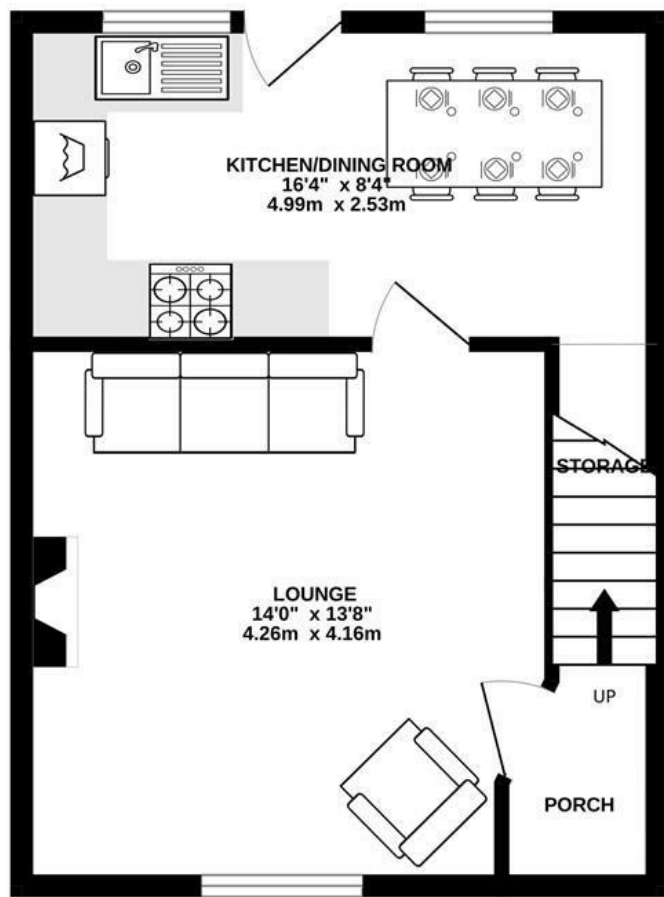




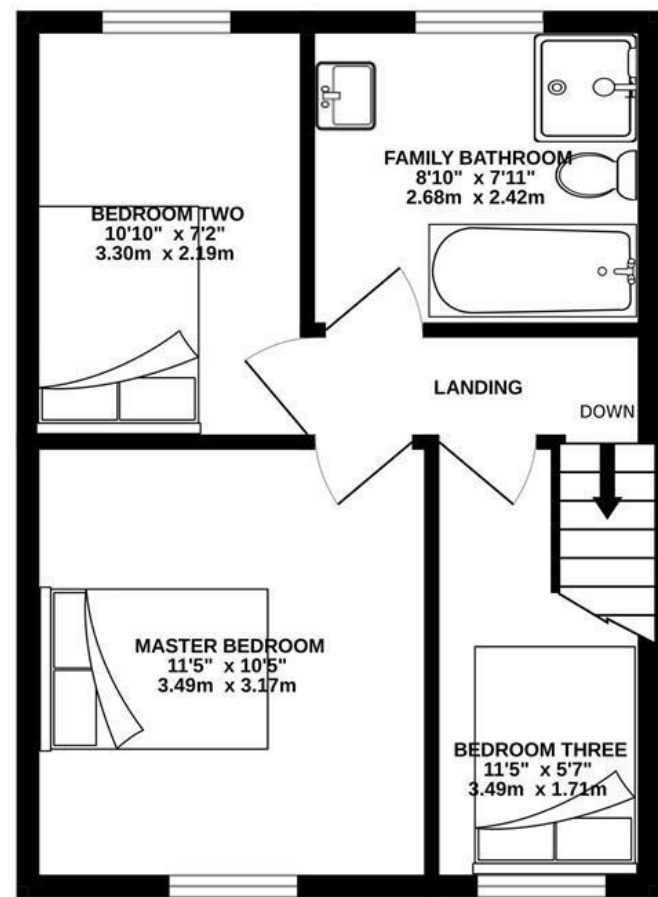




GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) 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			
		65	82
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		

