



**Shelley Road, Ashton-On-Ribble, Preston**

**Offers Over £85,000**

Ben Rose Estate Agents are pleased to present to market this two-bedroom mid-terrace house in Ashton-on-Ribble. This property requires modernisation but offers great potential, with scope to create a third bedroom. Nestled in a desirable location, it boasts canal views and is conveniently situated close to local amenities, schools, and travel links.

Upon entering the home, you are greeted by a welcoming vestibule that leads into a spacious lounge, perfect for relaxing and entertaining. The kitchen provides a functional space for meal preparation, while the adjacent dining room offers an area for family meals. Additional under-stairs storage adds to the practicality of the ground floor.

Moving to the first floor, you will find a large master bedroom that promises comfort and scope to create an additional bedroom. The second double bedroom also offers generous space, making it ideal for guests or family members. The family bathroom features a toilet, sink, and a bath with a shower over, catering to all your needs.

Externally, the property includes a rear garden, providing a private outdoor space for gardening or relaxation, with outside storage and WC. On-street parking is available at the front of the home. With its ample potential, this mid-terrace house in Ashton-on-Ribble is a fantastic opportunity for buyers looking to create their dream home.





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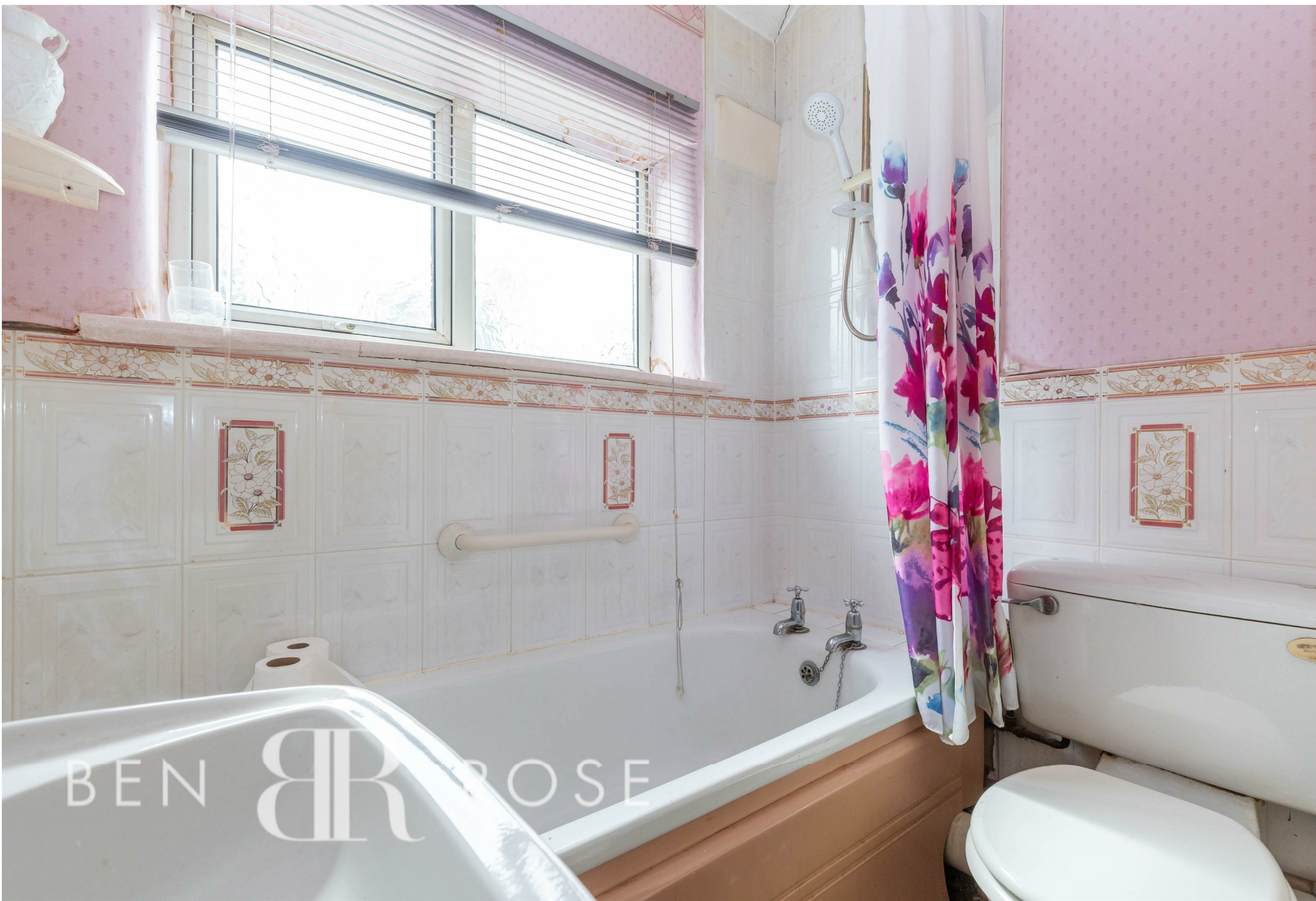






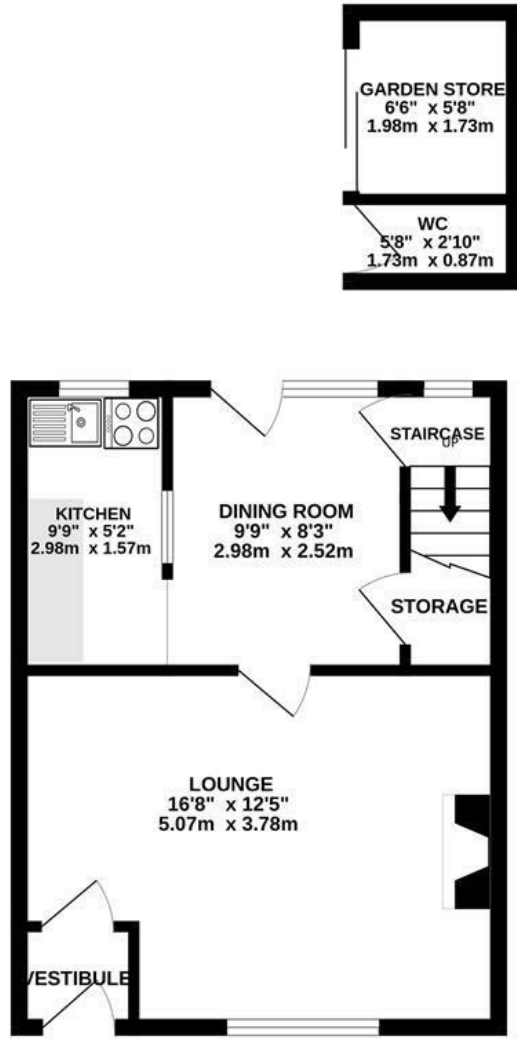




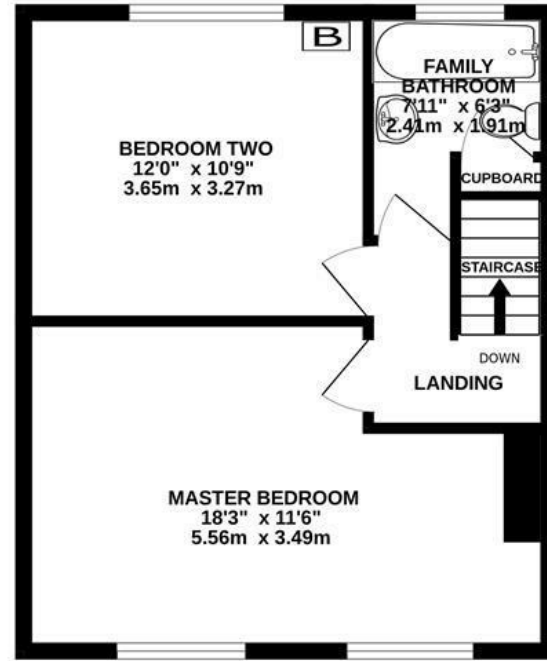


# BEN ROSE

GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.

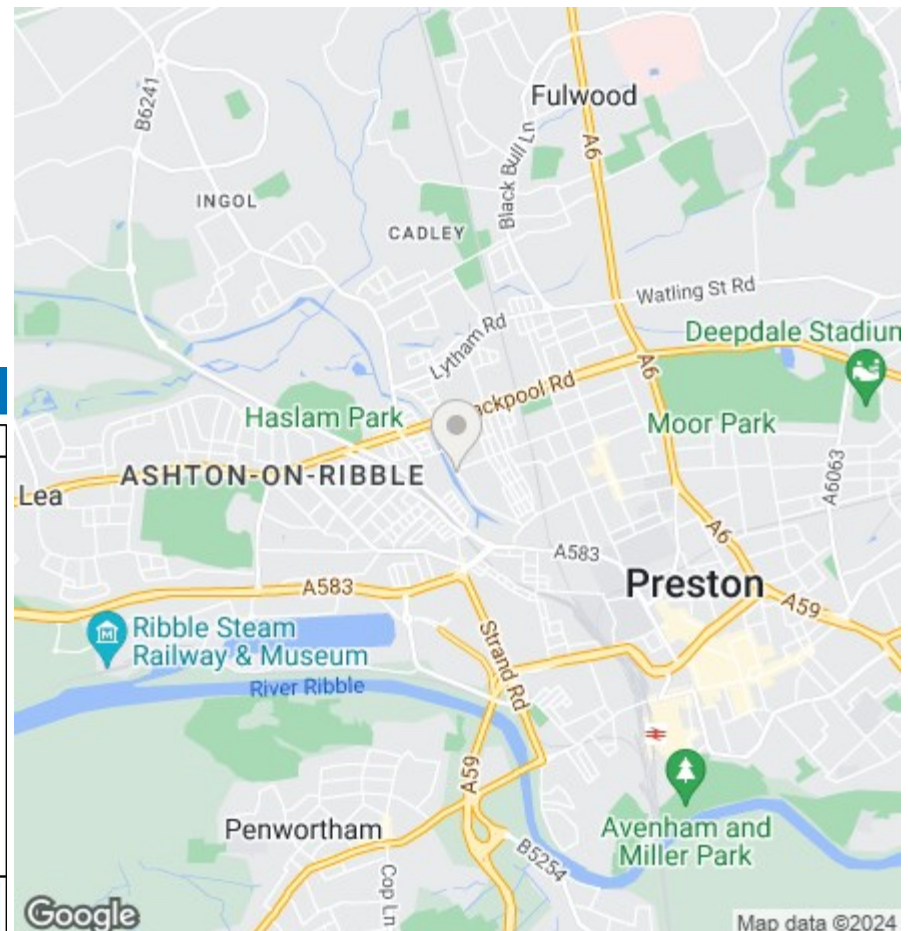


TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>64</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	