



**Fairfield Drive, Ashton-On-Ribble, Preston**

**Offers Over £149,950**

Ben Rose Estate Agents are delighted to bring to market this deceptively spacious mid-terrace home, nestled in the desirable and peaceful residential area of Ashton-on-Ribble, Preston. This charming property enjoys a quiet setting while remaining conveniently close to a wide selection of local amenities, including shops, cafes, and scenic walking routes. The vibrant Preston city centre is only a short distance away, offering an even broader array of retail and dining experiences. Commuters will appreciate the property's excellent transport connections, with local bus services, Preston Train Station, and easy access to the M6 motorway all within easy reach. This home presents an ideal opportunity for first-time buyers or those looking for a renovation project with great potential.

Upon entering, you are welcomed into a porch that leads into the main hallway, which provides access to the staircase and the main reception areas. At the front of the property, the spacious lounge features a large bay window that fills the room with natural light and a fireplace that adds a cosy focal point. The lounge flows seamlessly into the generously proportioned dining room, also complete with its own fireplace, making it perfect for family gatherings. Patio doors open out to the rear garden, and there is also direct access from the dining room into the kitchen. The dining space comfortably accommodates a large family dining table.

Back off the hall, you'll find useful under-stair storage and further access to the kitchen. The kitchen itself is a good size and fitted with ample wall and base units. It benefits from dual-aspect windows that keep the space bright and airy, and there is plenty of room for freestanding appliances.

Upstairs, the property offers two generous double bedrooms, both offering plenty of space and flexibility. A third, smaller bedroom would make an ideal nursery, home office, or guest room. The large bathroom is partly refurbished and presents a blank canvas, ready for a new owner's personal touch.

Externally, the property boasts a lovely rear garden with a well-maintained lawn and patio area, surrounded by mature shrubs and trees that offer both beauty and privacy. To the front, there is a driveway providing off-road parking for one or two vehicles. Situated in a cul-de-sac, the property enjoys a quiet and safe setting. Recent updates include a replaced flat roof over the kitchen, full rewiring, fresh plastering throughout, a newly installed boiler, and an outdoor light, ensuring a solid foundation for further improvements.









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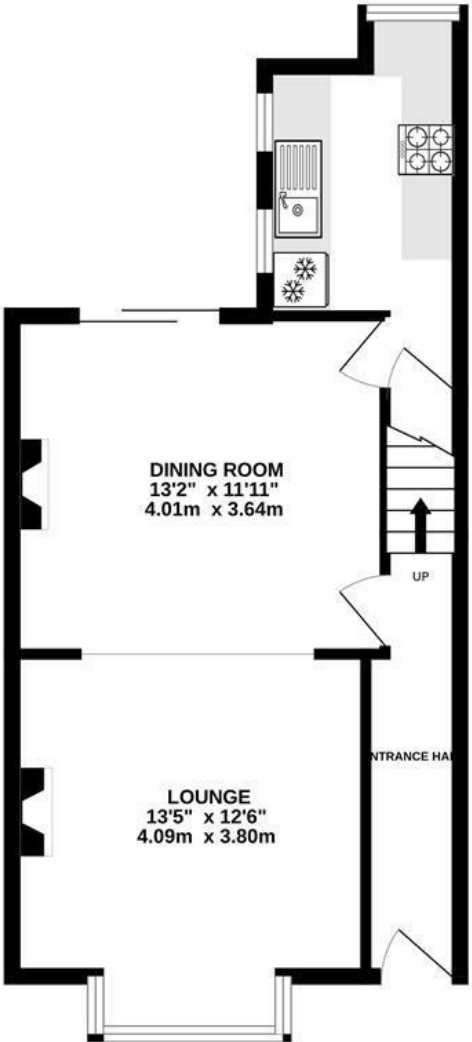






# BEN ROSE

GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 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		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

