



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

**Offers Over £129,950**

Ben Rose Estate Agents are delighted to bring to market this well presented mid-terrace home, nestled in a 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.

Entering the home is a reception hall housing the stairs. To the left is the front facing lounge with a large bay window that floods the rooms with light as well as a fireplace creating a cosy atmosphere. Moving through is the dining room with its own feature vintage fire place and double patio doors leading to the garden, creating a seamless indoor outdoor space. Adjacent to the dining room is the kitchen that overlooks and provides access to the garden. There is under stair storage here as well as ample worktops and space for freestanding appliances.

Moving to the first floor are three well appointed bedrooms. The master bedroom to the front features a cosy fireplace and more than enough room for a double bed. Completing this floor is the family bathroom with a large walk in shower and storage.

Externally the home comes with a low maintenance garden with paved and stoned areas. There is also a convenient outdoor wc and storage shed found here as well. To the front is a double car driveway providing off the road parking.

Overall this house is ideal for first time buyers looking to live in a quite yet well connected area.





















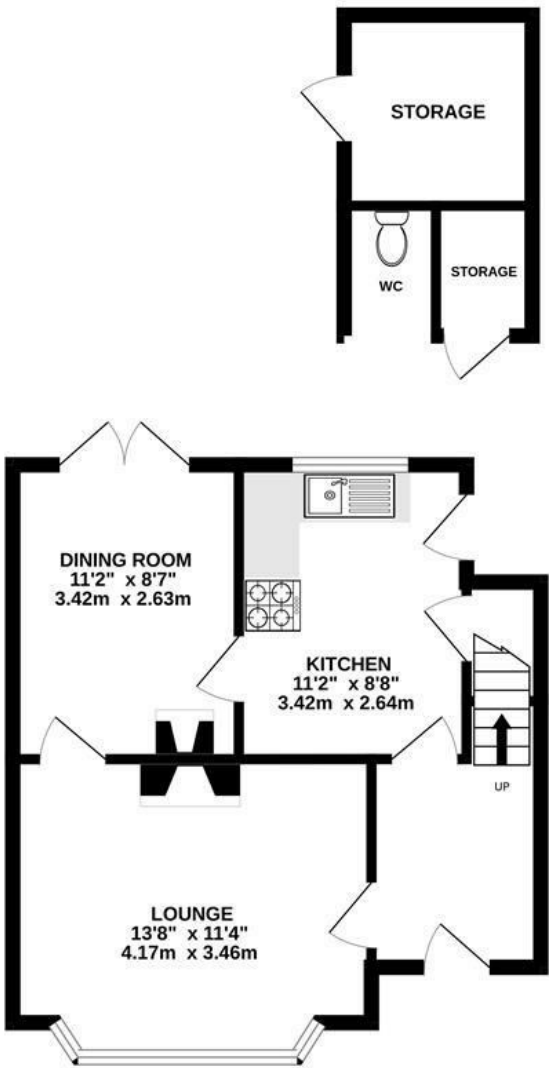




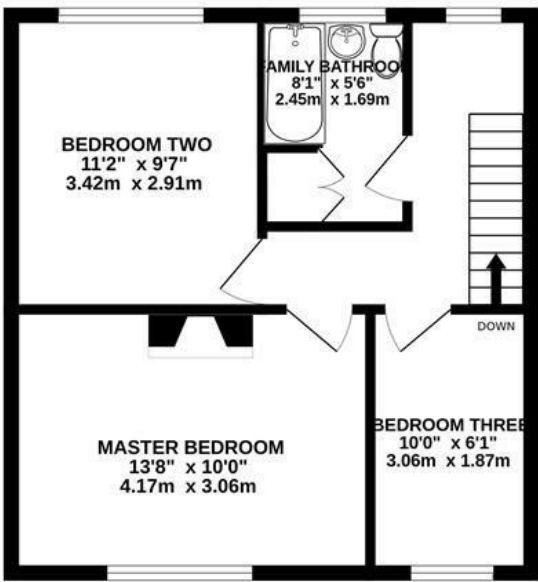


# BEN ROSE

GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.




TOTAL FLOOR AREA : 905 sq.ft. (84.0 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		85
(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	
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 