



## **Ecroyd Road, Ashton-On-Ribble, Preston**

**Offers Over £135,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom end-terrace home, located in a popular and convenient area of Ashton-on-Ribble, Preston. The property offers spacious rooms with tall ceilings and a bright, airy feel throughout, making it an ideal home for first-time buyers, small families, or those looking to downsize without compromising on space. Perfectly positioned within easy reach of local shops, cafes, and schools, the home also benefits from fantastic transport links — with Preston city centre just a short drive away, and excellent access to the M6 and M55 motorways for those commuting to Manchester, Liverpool, or Blackpool. Nearby bus routes and Preston train station further enhance the home's accessibility, while beautiful parks and riverside walks are also close at hand.

Stepping inside, you're welcomed into a small porch leading through to a spacious living room filled with natural light. The tall ceilings and neutral décor create a warm and inviting atmosphere, ideal for relaxing or entertaining guests. Moving through to the rear of the property, the large kitchen/diner serves as the heart of the home. It features ample worktop and storage space, an integrated oven and hob, and plenty of room for a family dining table. There's also useful understairs storage and access to a practical utility room, perfect for housing a washer and dryer while keeping the main living space tidy.

To the first floor, you'll find a generously sized master bedroom, complete with built-in wardrobes and an additional storage cupboard. The second bedroom is another double, ideal as a guest room, nursery, or home office. Completing the upper floor is a modern, fully tiled family bathroom fitted with a bath, overhead shower, wash basin, and WC.

Externally, the home benefits from on-road parking to the front. To the rear, you'll find a lovely, low-maintenance garden with a flagged patio area that's perfect for outdoor seating or dining during the warmer months. The garden offers a pleasant and private space to unwind.

In summary, this immaculate two-bedroom end-terrace home combines space, style, and convenience in a sought-after location. With its tall ceilings, beautifully presented interiors, and close proximity to local amenities and travel links, it's ready to move straight into and enjoy.













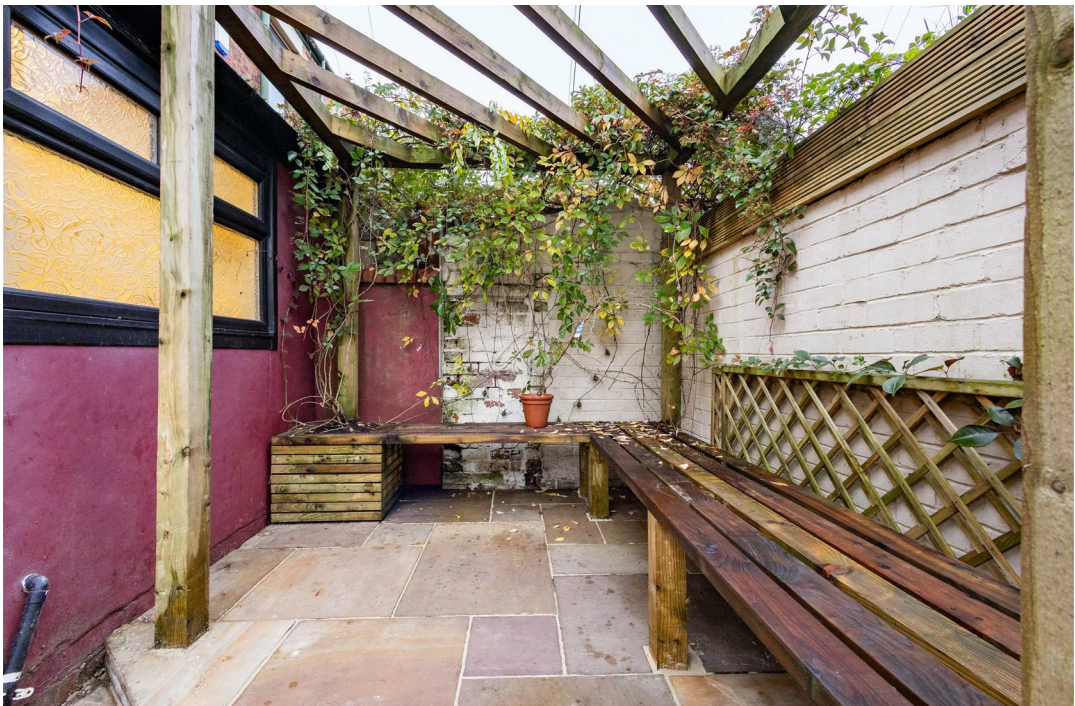








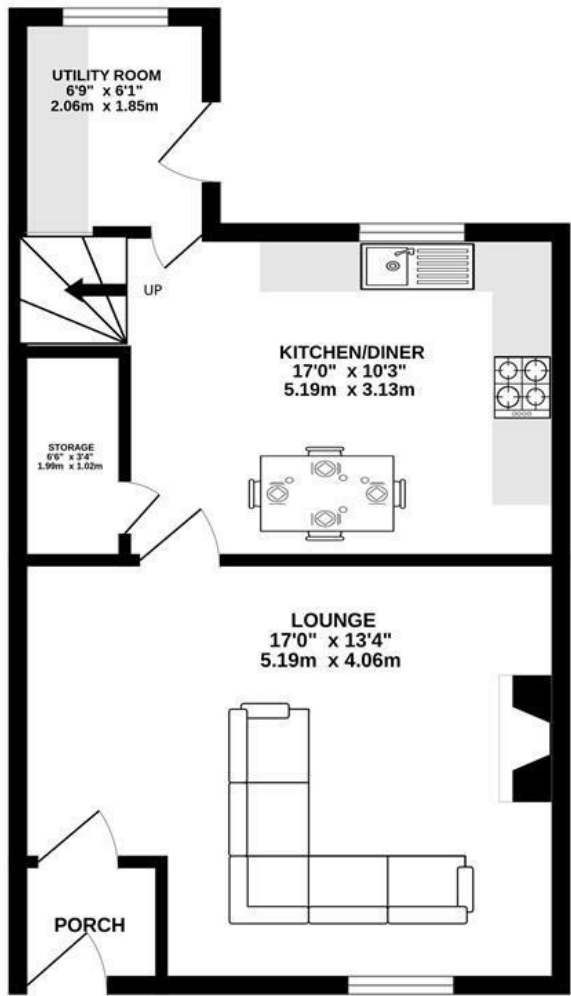




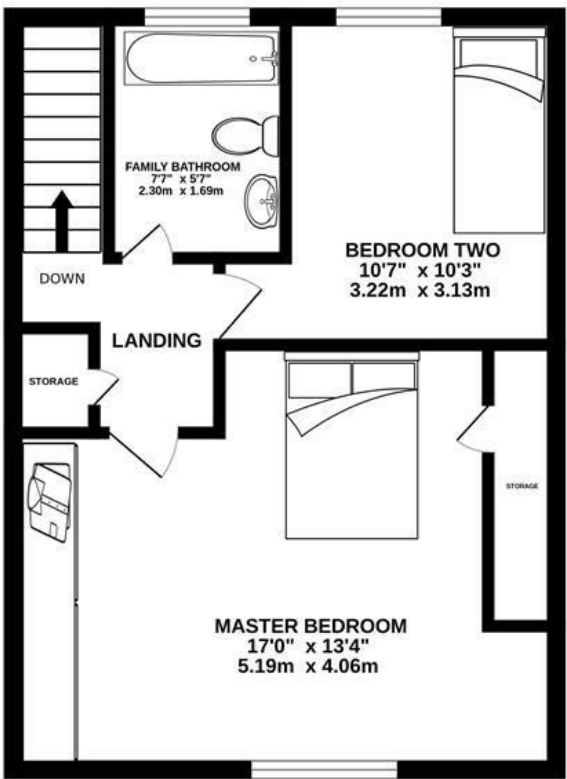


# BEN ROSE

GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 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 |                                                                                                             |           |
|                                             | 66                                                                                                          | 72        |
| 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  |           |

