



Eldon Street, Ashton-On-Ribble, Preston

Offers Over £79,950

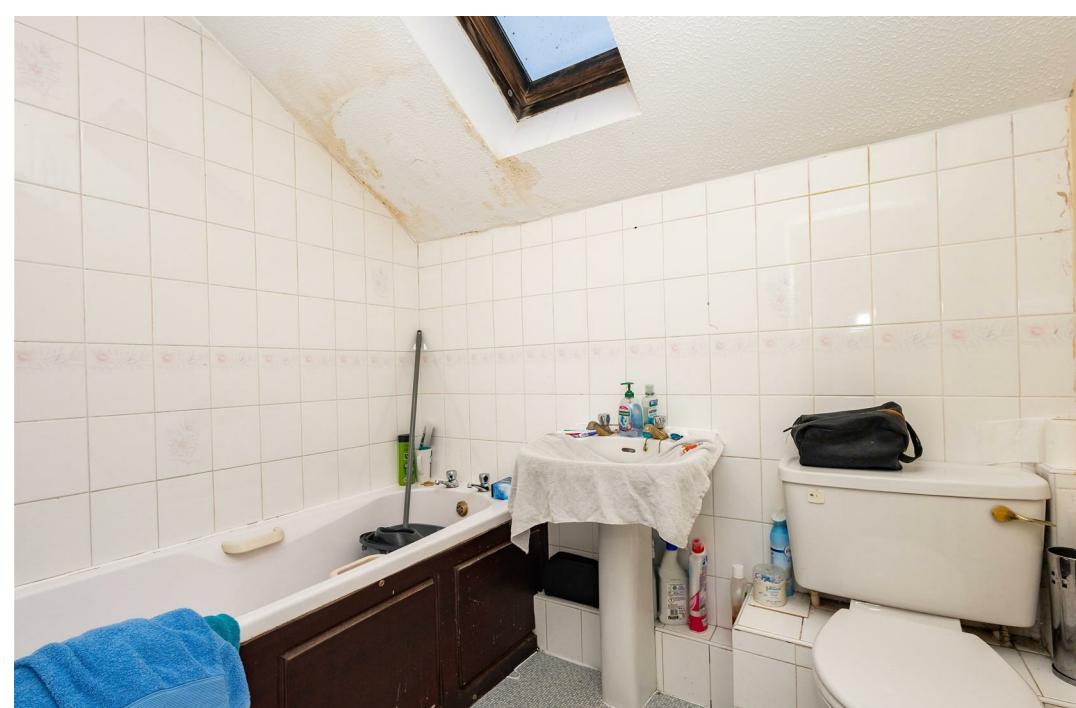
Ben Rose Estate Agents are pleased to present to market this one bedroom first floor apartment, located in the popular and well-established area of Ashton on Ribble, Preston. The property offers a straightforward layout and represents an ideal opportunity for rental investors looking for a project or value-driven addition to their portfolio. Situated close to a wide range of local amenities including shops, supermarkets, schools and medical facilities, the property also benefits from excellent transport links. Preston city centre is within easy reach, with regular bus routes nearby and convenient access to the A5085, A582 and M55 motorway network, making it well placed for commuting to Preston, Blackpool and surrounding areas.

The property is accessed via a ground floor entrance hall, which provides a private entry point with stairs leading up to the main living accommodation on the first floor.

To the first floor, the accommodation comprises a spacious lounge featuring a bay window, allowing in plenty of natural light and offering flexible living space. The kitchen is positioned separately, providing a functional layout. The double bedroom is of a good size with fitted wardrobes, while the bathroom is fitted with a three-piece suite. Overall, the internal layout is practical and well proportioned, offering a solid base.

Externally, the property benefits from one allocated parking space, providing convenient off-road parking. The apartment is positioned within a residential setting close to local amenities and transport links. In conclusion, this property presents a realistic and appealing investment opportunity for buyers seeking a competitively priced apartment with clear potential to add value through renovation, in a consistently popular area of Preston.

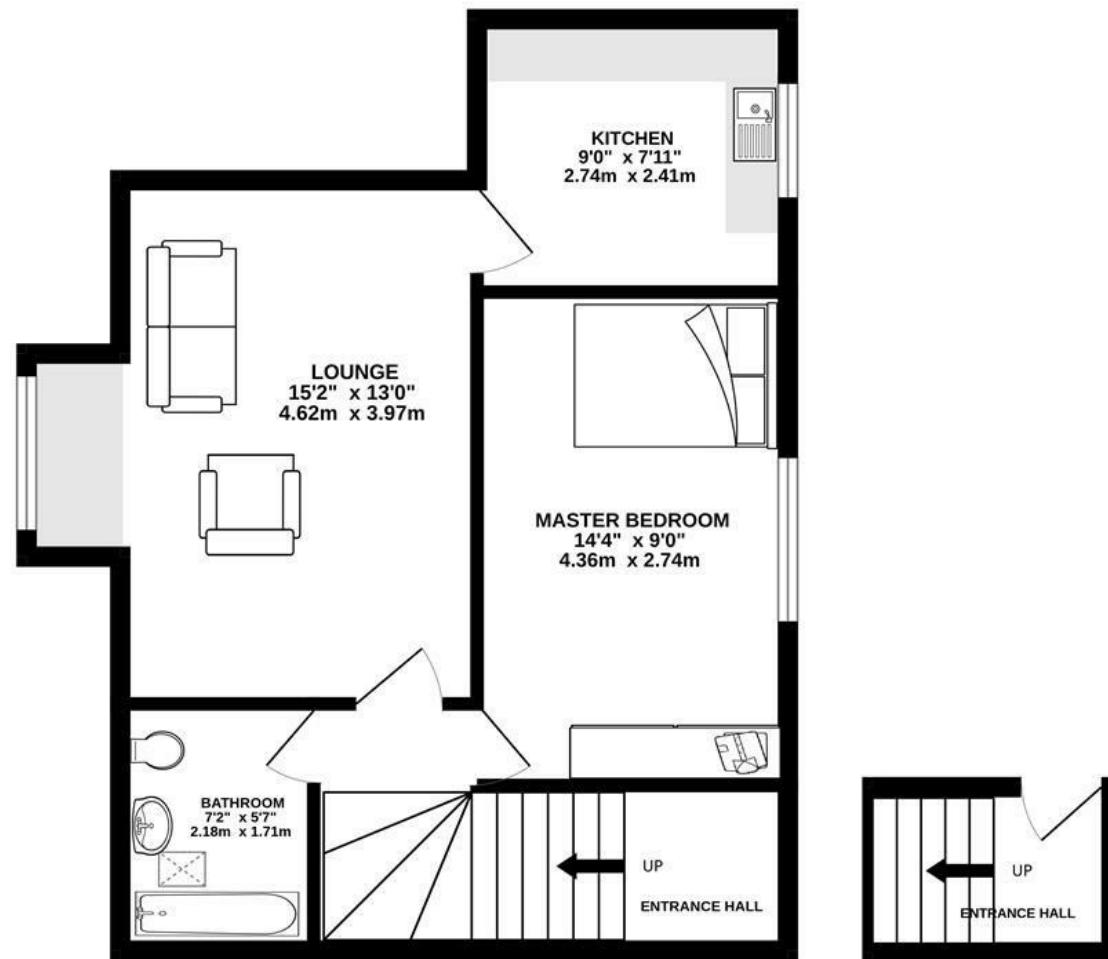




BEN ROSE

FIRST FLOOR
489 sq.ft. (45.4 sq.m.) approx.

GROUND FLOOR
33 sq.ft. (3.1 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 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 general guidance 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 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	

