



Armstrong Street, Ashton-On-Ribble, Preston

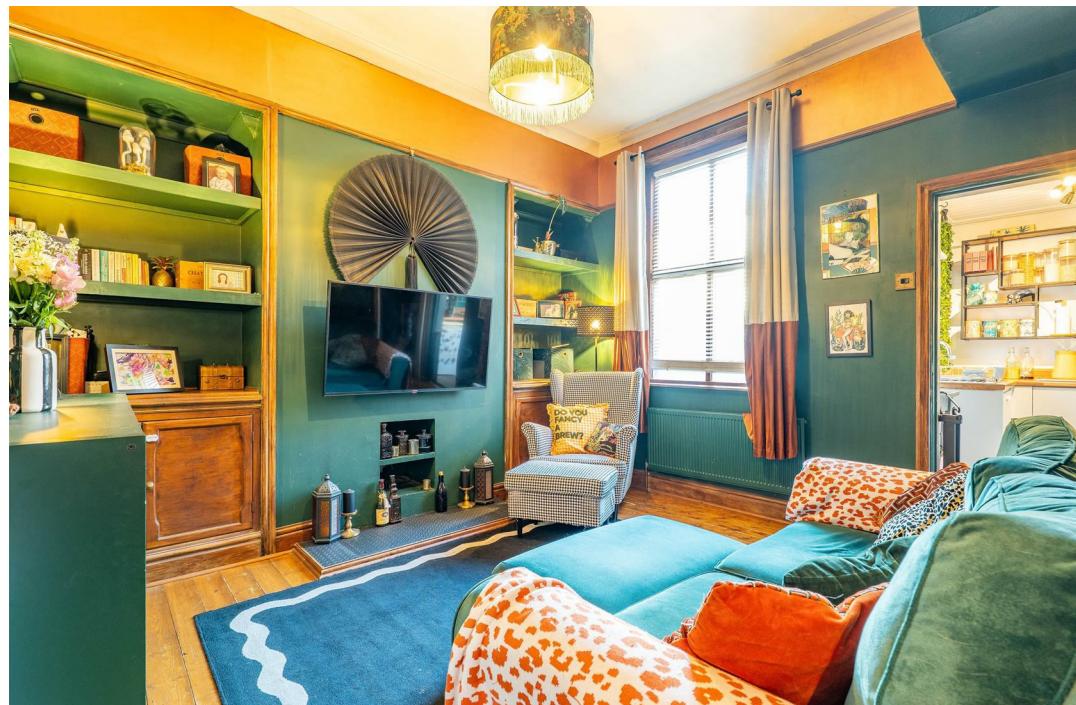
Offers Over £135,000

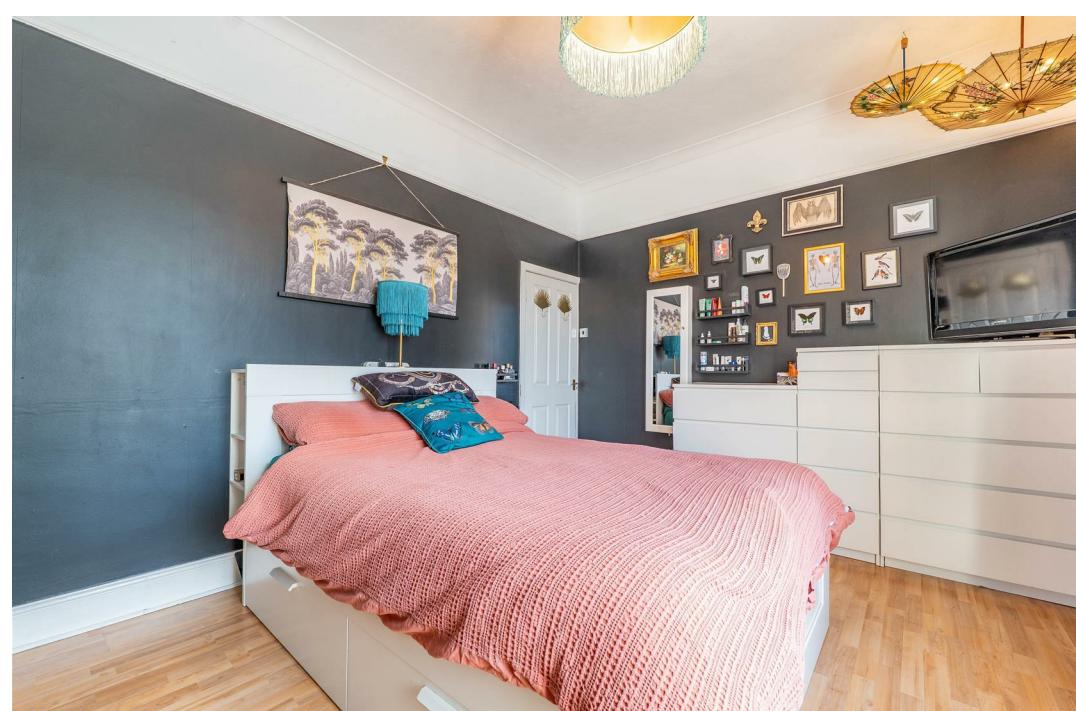
Ben Rose Estate Agents are pleased to present to market this charming mid-terrace character home, offering an ideal opportunity for couples and first-time buyers looking to enjoy period features in a highly convenient location. Set just a short distance from Preston City Centre, the property benefits from excellent access to a wide range of shops, cafés and local amenities, as well as the nearby university campus. Commuters are well catered for with Preston railway station providing direct links to major cities, and superb road connections via the M55 and M6 motorways, making this an ideal base for both work and leisure.

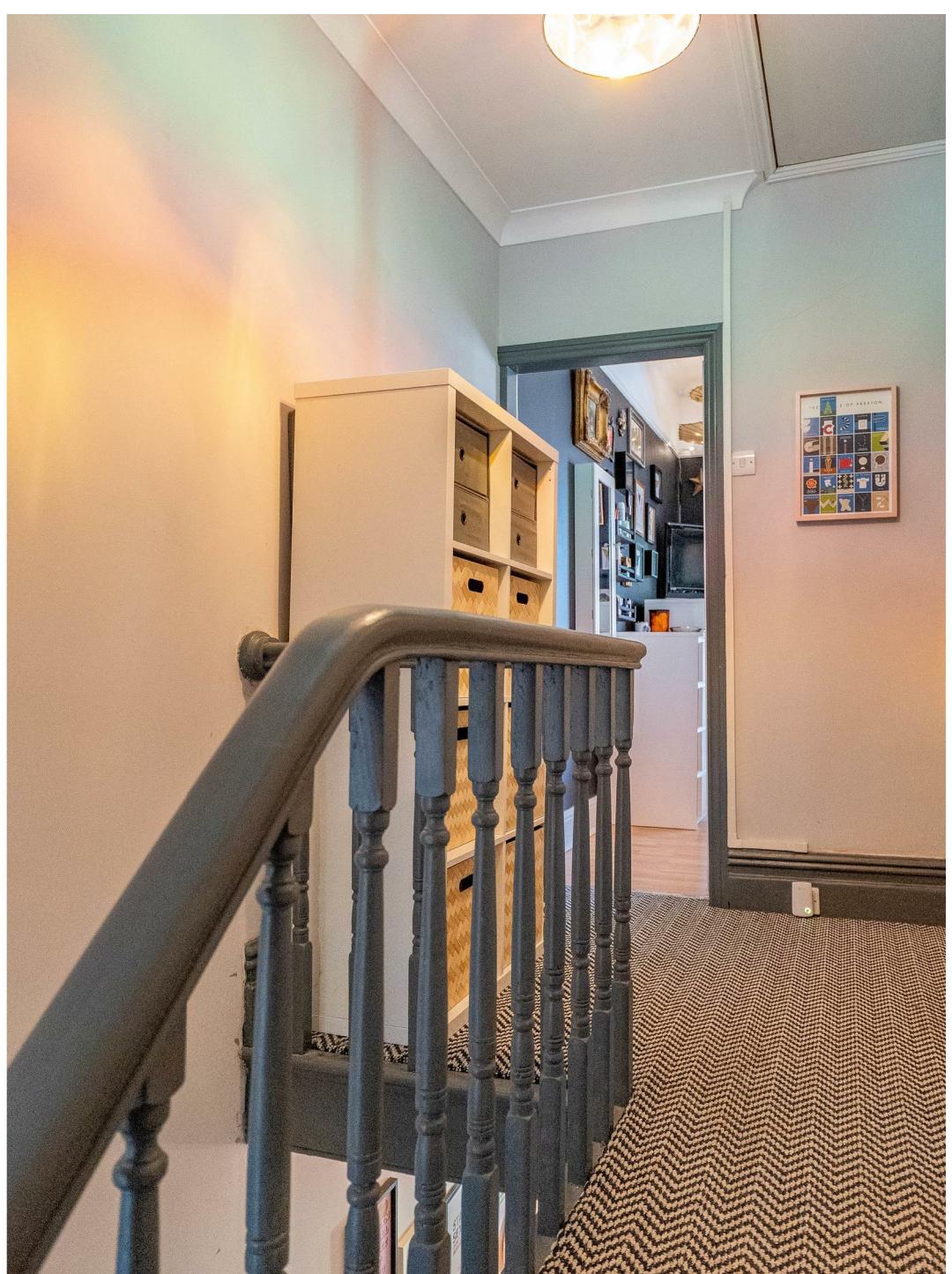
Stepping inside, you are welcomed by a traditional vestibule and entrance hall that sets the tone for the home's characterful feel. To the front, the dining room boasts high ceilings and an original fireplace, creating a warm and inviting space for entertaining. Moving through, the spacious lounge offers a comfortable area to relax, while the fitted kitchen to the rear provides practical storage and worktop space for everyday living.

The first floor continues to impress with two well-proportioned double bedrooms. The main bedroom benefits from a fitted wardrobe, offering excellent storage, while the second double bedroom provides flexibility for guests or a home office. Completing this level is a modern three-piece family bathroom, thoughtfully designed for both comfort and convenience.

Externally, the property offers on-street parking to the front, while to the rear is a low-maintenance paved yard, ideal for outdoor seating. An additional outbuilding with power supply adds further versatility, perfect for storage or a hobby space. Altogether, this is a delightful and well-located home that combines character, practicality and excellent access to everything Preston has to offer.

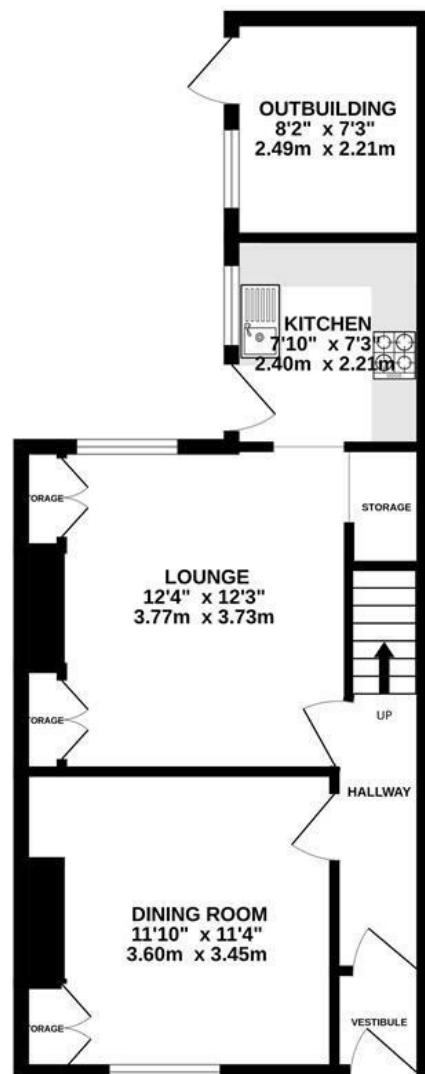






BEN ROSE

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 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 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 | | |

