



Balcarres Road, Ashton-On-Ribble, Preston

Offers Over £149,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom terraced home, finished to a high standard throughout and ideally suited to first time buyers looking for a property ready to move straight into. Situated in the ever-popular area of Ashton-on-Ribble, the home enjoys a convenient location close to a wide range of local amenities including supermarkets, independent shops, cafés, schools and leisure facilities. Preston city centre is just a short distance away, offering an excellent selection of retail and dining options, whilst regular bus services and nearby Preston Railway Station provide convenient public transport links. Excellent access to the A59, A583 and M6 motorway network also makes commuting across Lancashire and beyond straightforward.

Stepping through the welcoming vestibule, you are led into a spacious dining room filled with natural light from the large front-facing window. This attractive reception room is enhanced by period coving, laminate plank flooring and a traditional gas fire with a polished stone hearth and wooden surround, creating a warm and inviting space for both everyday living and entertaining. From here, a door leads through to the generously sized lounge, where an impressive inglenook fireplace takes centre stage, complete with exposed natural slate cladding, timber framework and a traditional cast iron log burner. The lounge also benefits from laminate plank flooring, useful under-stair storage, access to the staircase and a further doorway leading into the modern fitted kitchen. The kitchen is well appointed with a range of integrated appliances, stylish laminate parquet flooring, a window overlooking the rear yard and an external door providing direct access outside.

To the first floor, the property offers three well-proportioned bedrooms, making it ideal for growing families, first time buyers or those needing additional space for a home office. The generous principal bedroom enjoys a pleasant rear-facing aspect, while bedrooms two and three overlook the front of the property. Completing the accommodation is a well-presented three-piece family bathroom, fitted with a bath featuring an overhead shower, wash basin and WC.

Externally, residential parking is readily available to the front of the property. To the rear is a private, paved and enclosed walled yard, providing a low-maintenance outdoor space ideal for relaxing or entertaining. An externally accessed utility room, conveniently attached to the rear of the kitchen, offers valuable additional storage and practical laundry facilities. Beautifully presented throughout and occupying a highly convenient location, this fantastic home offers an excellent opportunity for first time buyers seeking a property that combines character, modern finishes and everyday practicality.









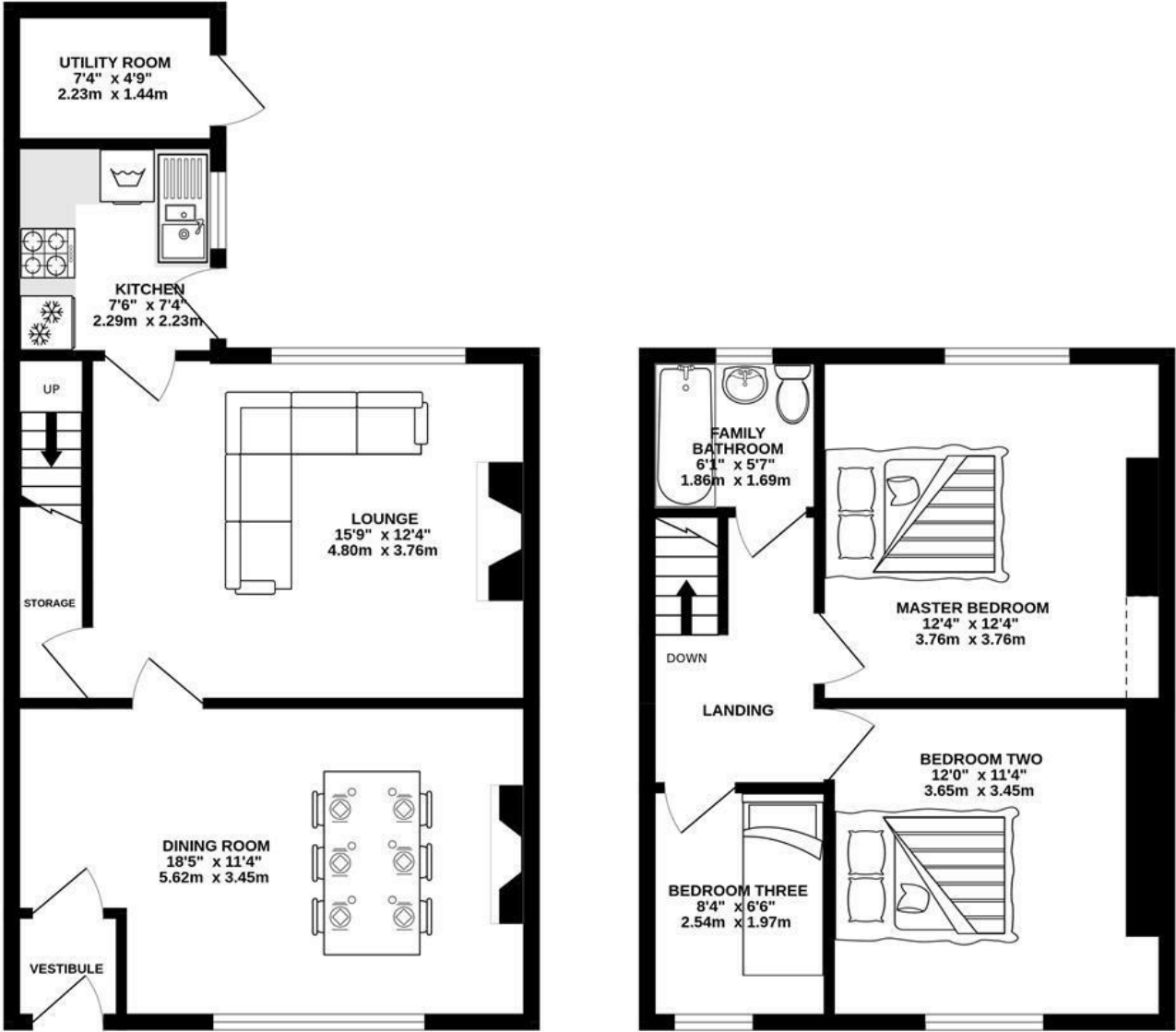




BEN ROSE

GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(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 

