



# HOWARD ROBERTS

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### 3 Whinfield Lane, Ashton-on-Ribble

Offers In Region Of £270,000

3 1 1





**Agent Reference: HR1200**

**Detached Three-Bedroom True Bungalow | Corner Plot | Directly Fronting Ashton Park | No Chain**

Enjoy uninterrupted views of green space from this spacious three-bedroom detached true bungalow, perfectly positioned on a generous corner plot and directly fronting Ashton Park. Set within the highly desirable Ashton-on-Ribble area, this rare home offers privacy, versatility, and year-round natural beauty from almost every angle.

The property is surrounded by manicured gardens to the front, side and rear, offering multiple spots to relax or entertain throughout the day. A private patio area on one side catches the sun, while established borders of flowers and plants bring colour and life to the outdoor space.

Inside, a bright dual-aspect lounge/dining room spans the full width of the home, with stunning views across Ashton Park. A modernised four-piece bathroom, three generously sized bedrooms, and a fitted kitchen complete the internal layout. There's also excellent potential for a loft conversion or extension (subject to planning).

With a private driveway and garage, and located just 200 yards from the nearest bus stop, this home is also within walking distance of Preston's Riverside Docklands, boasting scenic walks, the marina, retail parks, cinema, gyms, and food outlets. Blackpool and Preston city centre are both easily accessible.

**To view, please quote HR1200 when calling to arrange viewing.**

**Location Highlights – Ashton-on-Ribble**

Located in one of Preston's most sought-after neighbourhoods, Ashton-on-Ribble offers the best of both worlds – tranquil green surroundings and easy urban access. The property sits directly opposite Ashton Park, a beautiful open space filled with wildlife, walking paths, and community events.







- Detached three-bedroom true bungalow on a corner plot
- Manicured gardens to front, side and rear with patio seating area
- Modernised four-piece bathroom and three generous bedrooms
- Garage and driveway provide ample off-road parking
- Close distance to Preston Docklands, cinema, shops and gyms
- Directly fronts Ashton Park with stunning uninterrupted views
- Spacious dual-aspect lounge/diner filled with natural light
- Excellent potential for loft conversion or extension (STPP)
- Peaceful yet highly connected location near city and coast
- Sold with no onward chain – ready for immediate purchase



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