



**Elm Avenue, Ashton-On-Ribble, Preston**

**Offers Over £275,000**

Ben Rose Estate Agents are pleased to present to market this well-presented and spacious four-bedroom semi-detached home, situated in the highly sought-after area of Ashton-on-Ribble, Preston. Ideal for families, this lovely property offers generous living accommodation throughout, combining traditional features with modern touches, and benefits from being a unique full-width, three-storey extension that offers an impressive amount of space with a highly competitive price per square foot when compared to many new builds. The home is conveniently located close to a range of local amenities including well-regarded schools, supermarkets, and leisure facilities, with Preston city centre just a short drive away. The area also boasts a wealth of outdoor opportunities, with scenic walks around Ashton Park and Haslam Park, picturesque canal-side routes, and the popular Guild Wheel all within easy reach. Excellent travel links are also nearby, with easy access to the M6 and M55 motorways, regular bus routes, and Preston train station providing direct connections to major cities such as Manchester and London.

Entering the home, you are welcomed into the entrance hall which provides access to the first floor via the staircase, as well as a convenient ground floor WC. From here, you are led into the very generously sized lounge, featuring a charming fireplace and a large bay window that allows plenty of natural light to fill the space. The lounge opens seamlessly into the dining room, creating a perfect setting for both relaxing and entertaining. The kitchen offers ample space and functionality, complete with a range of integrated appliances, a breakfast bar for casual dining, and multiple windows that enhance the bright and airy feel.

Moving up to the first floor, the landing gives access to three well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and a private shower en suite, providing a comfortable retreat. Bedroom four features a bay window, adding character and additional light. The remaining bedroom on this floor is equally a great size and is ideal for guests or a home office. A modern four-piece family bathroom serves this floor, finished to a high standard. Stairs from the landing lead up to the second floor, where you will find a beautifully converted loft bedroom. This impressive space offers ample room, useful storage options, and is enhanced by multiple Velux windows, creating a bright and inviting atmosphere.

Externally, the property continues to impress. To the front, there is a good-sized driveway providing off-road parking for multiple vehicles, alongside access to the garage located to the side of the home, and a mature bush surround adding privacy and kerb appeal. To the rear, a West facing garden that benefits from sun all afternoon that features established flower beds, mature bushes, a paved seating area ideal for outdoor dining, and a charming little pond. This home offers an excellent balance of indoor and outdoor living, making it a fantastic opportunity for families seeking space, comfort, and a convenient location.



















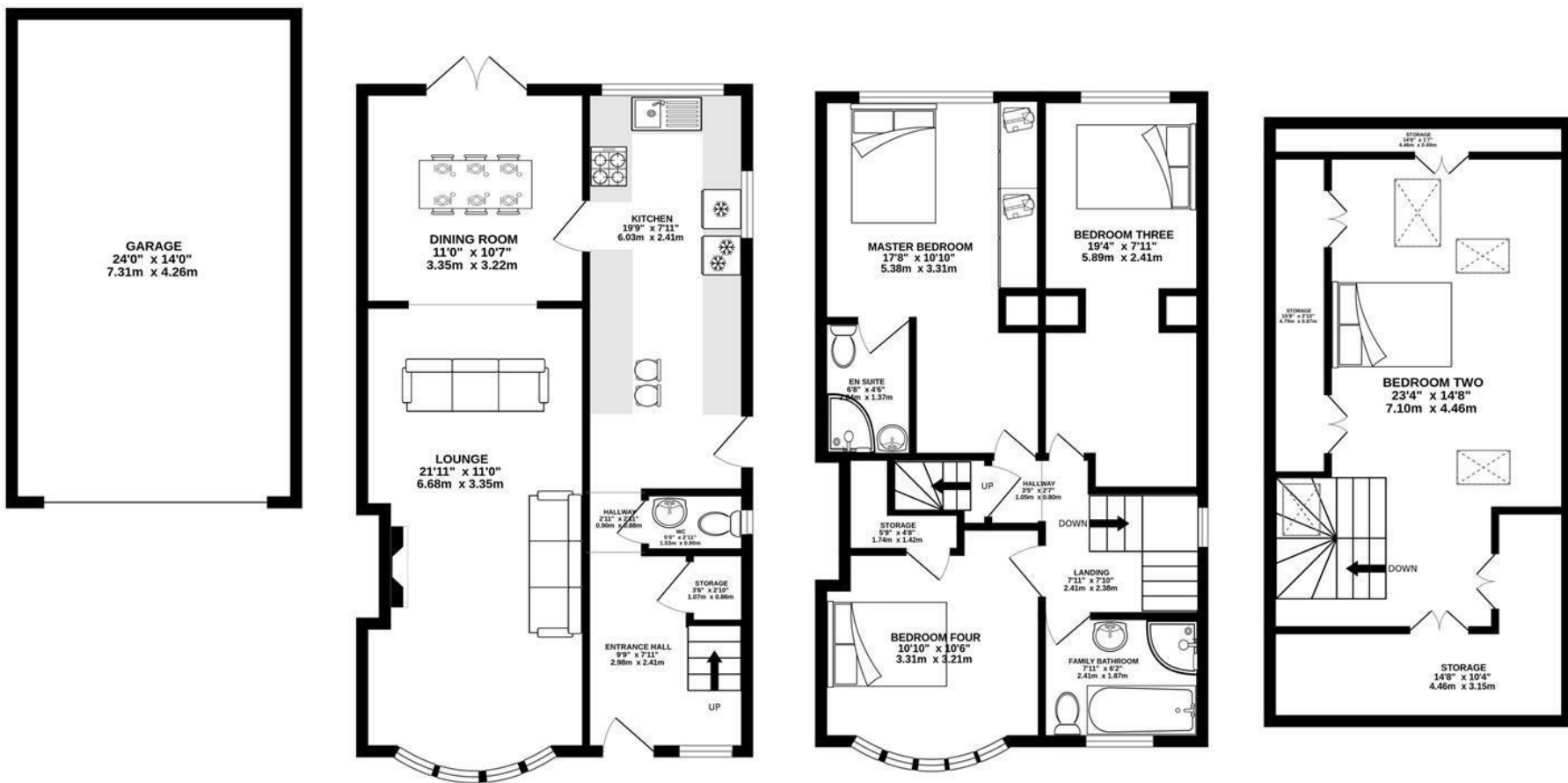


# BEN ROSE

GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.

1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.

2ND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.

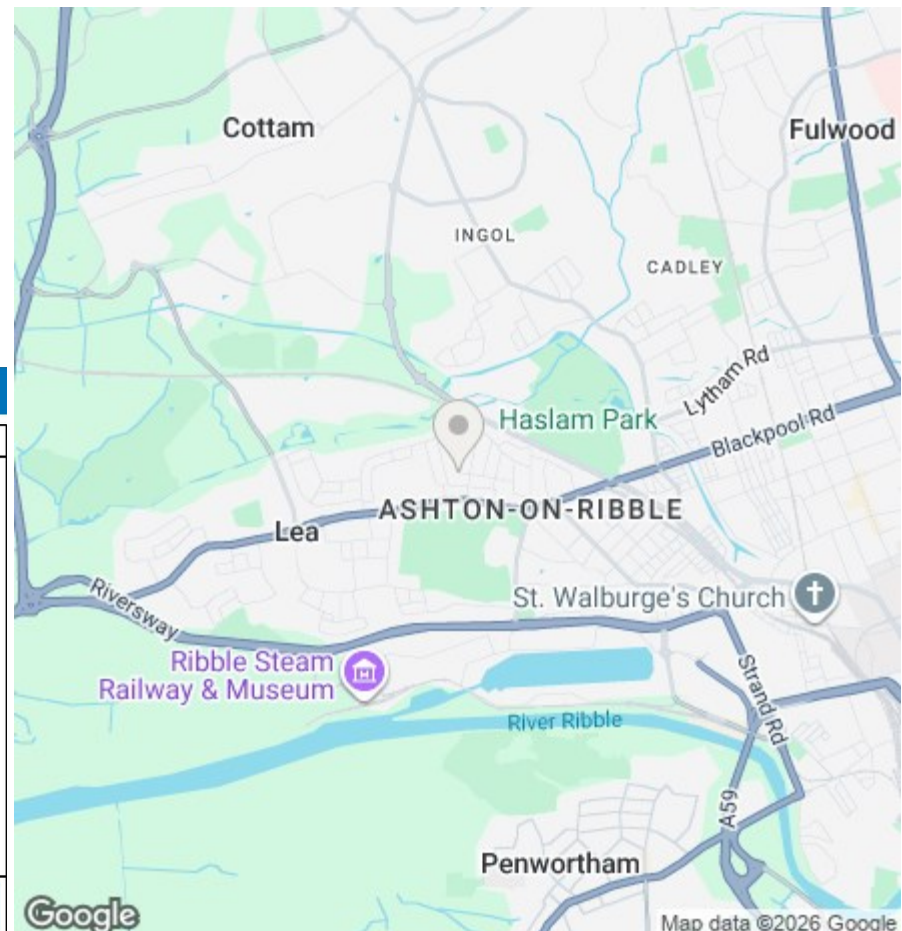


TOTAL FLOOR AREA : 1967 sq.ft. (182.8 sq.m.) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>58</b>	<b>70</b>
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		