BEN ROSE



Pedders Lane, Ashton-On-Ribble, Preston

£1,995 Per Month

Ben Rose Estate Agents are pleased to present to the letting market this spacious three-bedroom, two-floor maisonette in the popular area of Ashton-on-Ribble, Preston. Offering generous living accommodation, a bright open-plan layout and three well-proportioned bedrooms, this property is an excellent choice for families seeking a comfortable home in a convenient residential location. The apartment also benefits from attractive stained-glass detailing to many of the windows, adding a unique touch of character throughout.
Ashton-on-Ribble offers a range of local amenities, including supermarkets, shops, schools and everyday essentials, whilst the nearby Preston city centre provides an even wider selection of shopping, dining and leisure facilities.
The area is well placed for access to Preston railway station, offering rail connections to destinations including Manchester, Liverpool and London, as well as local bus services and convenient road links towards the A583, M55 and M6. The surrounding area also provides access to local parks, recreational facilities and the nearby Ribble coastline, making this a practical base for families looking to balance everyday convenience with outdoor leisure.

Upon entering the property, you are welcomed directly into the spacious open-plan kitchen and lounge, creating a sociable and versatile living environment. The room benefits from an abundance of natural light, with multiple windows and doors positioned to the front and side, helping to create a bright and airy atmosphere throughout. The kitchen is fitted with ample worktop space, plenty of cupboard storage and several appliances, providing a practical setting for preparing meals and managing everyday family life. Moving through to the lounge area, there is plenty of room for larger furnishings, with sufficient space to accommodate a family dining table alongside comfortable seating. The open-plan design makes this an ideal space for relaxing together, entertaining guests or enjoying mealtimes as a family, whilst the distinctive stained-glass window detailing adds further character to the interior.

Heading upstairs, the landing provides access to all three bedrooms and the family bathroom. The master bedroom is particularly generous in size, offering plenty of space for a double bed and additional bedroom furnishings, making it a comfortable retreat at the end of the day. The remaining two bedrooms are also well proportioned and offer flexibility for children, guests or those requiring a home office, with two of the three bedrooms benefiting from built-in wardrobes for convenient storage. All three bedrooms feature double windows, allowing natural light to flow into each room and further enhancing the sense of space. Completing the first floor is the three-piece family bathroom, finished to a good standard and providing a practical space for the household's daily routines.

Externally, the apartment is situated within a well-maintained, gated complex, with parking available within the grounds for residents. The communal exterior is attractively presented, featuring mature bushes, established flower beds and paved walkways that create a pleasant approach to the property. Whilst the apartment does not have a private garden, the surrounding grounds offer an appealing outdoor setting, with the added benefit of secure gated access. Overall, this spacious three-bedroom apartment combines versatile living accommodation, characterful features and convenient access to local amenities and transport links, making it a superb option for families seeking a well-located home in Ashton-on-Ribble.











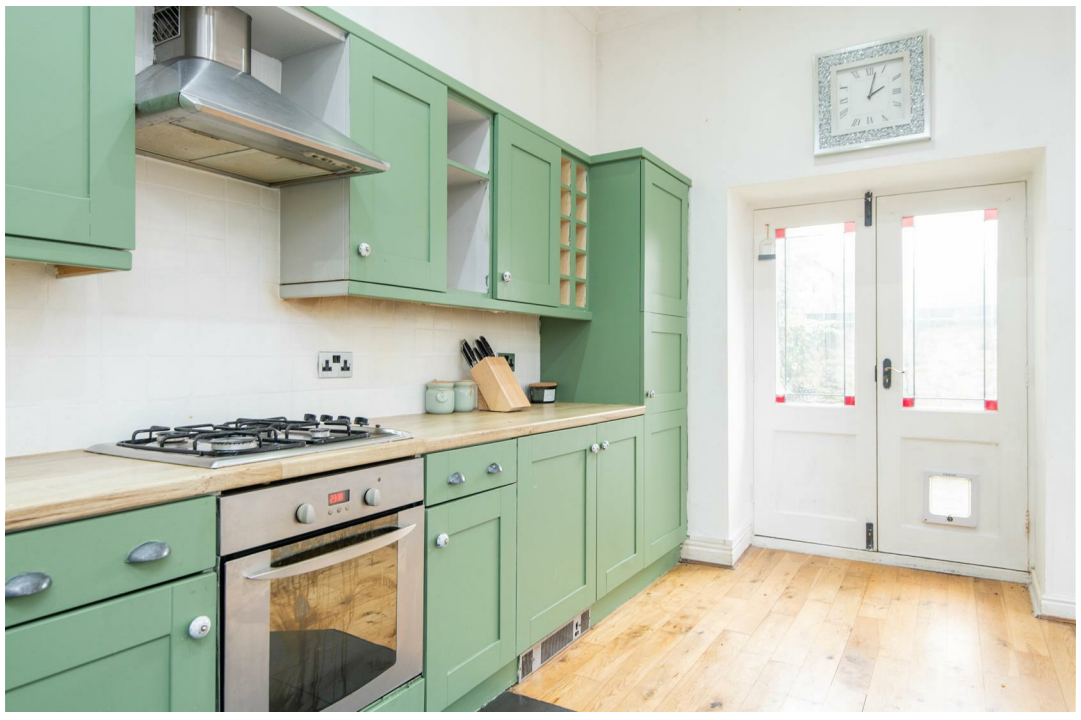











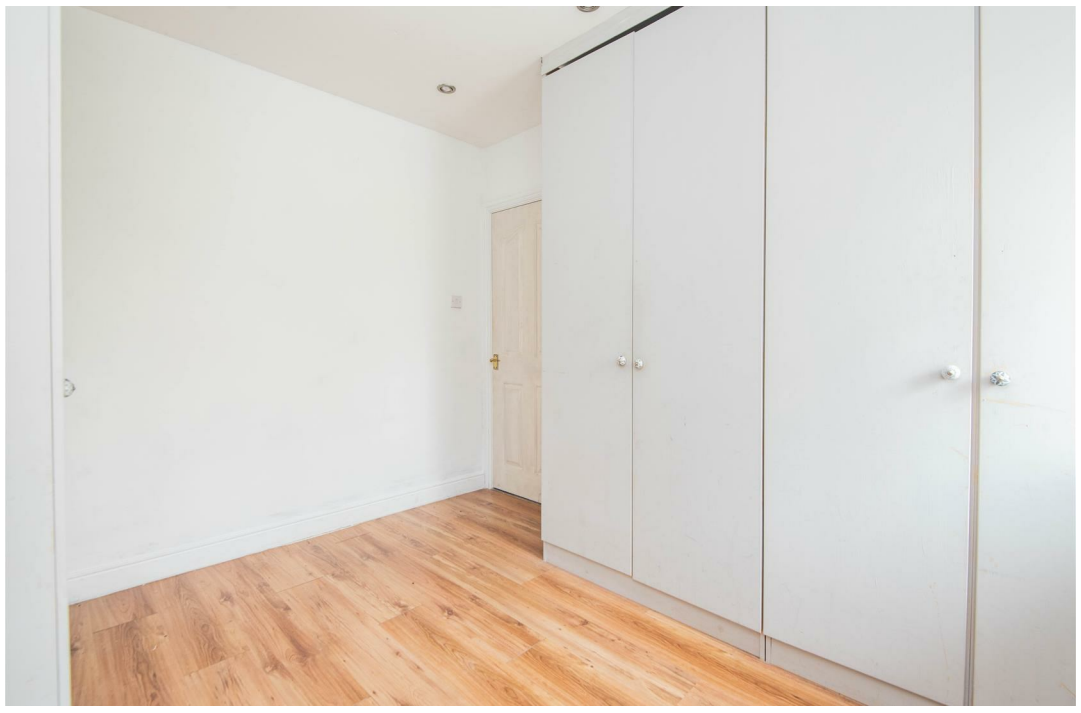





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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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.

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