



Park View Avenue, Ashton-On-Ribble, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace home, situated in the highly sought-after area of Ashton-on-Ribble, Preston. Offering spacious and well-presented accommodation throughout, this lovely home is perfectly suited to growing families looking for a property that combines comfortable living with a convenient location. Positioned right next to a local park, it provides an ideal setting for families with young children to enjoy outdoor space on their doorstep. Ashton-on-Ribble offers an excellent range of nearby amenities, including supermarkets, shops, cafés, well-regarded schools and leisure facilities, whilst Preston city centre is only a short distance away. Commuters will appreciate the excellent transport connections, with regular bus routes, Preston Railway Station providing direct links to major cities, and easy access to the A59, A6 and M6 motorway network for travel across the region.

Stepping through the entrance vestibule, you are welcomed into a spacious lounge, beautifully enhanced by a large bay window that fills the room with natural light and creates a warm, inviting atmosphere. Continuing through the home, you'll find the impressive open-plan kitchen and dining area. The kitchen offers a homely feel whilst providing ample worktop space and generous storage, making it ideal for everyday family life. The dining area is a fantastic entertaining space, benefiting from a Velux window and double doors that open directly onto the rear garden, allowing plenty of natural light to flow through and creating a seamless connection between the indoor and outdoor living spaces.

To the first floor, the landing provides access to three well-proportioned bedrooms. Two are comfortable doubles, with the master bedroom further enhanced by an attractive bay window that adds character and additional natural light. The third bedroom offers excellent versatility, making it ideal as a child's bedroom, nursery or home office. Completing the accommodation is the modern three-piece family bathroom, finished with stylish tiling throughout to provide a clean and contemporary space.

Externally, the property has mature bushes and attractive flowerbeds that create a welcoming first impression. To the rear is a beautifully maintained and secure garden, offering an excellent outdoor space for families and those who enjoy spending time outside. Featuring an abundance of greenery, a large pergola, useful garden shed and low-maintenance artificial lawn, it is perfectly suited for children, pets and outdoor entertaining alike. Combining spacious accommodation, a family-friendly layout, an exceptional garden and a fantastic location beside the park, this wonderful home presents an excellent opportunity for buyers seeking a property ready to move straight into.







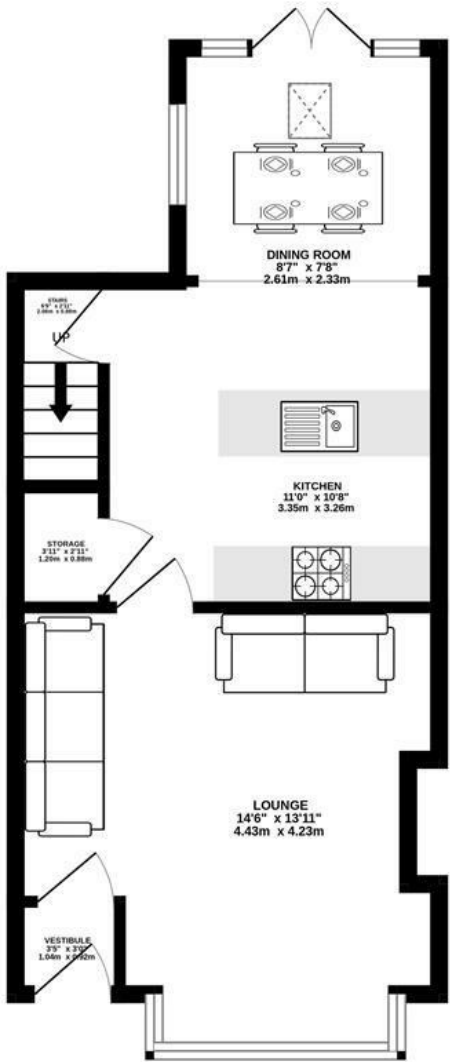




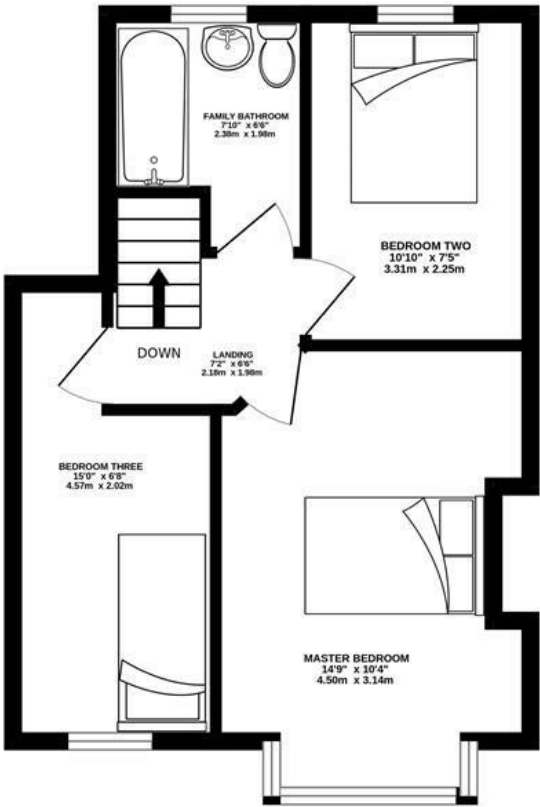


BEN ROSE

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	85
(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	

