BEN ROSE



Stocks Road, Ashton-On-Ribble, Preston **Offers Over £149,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, two-bedroom mid-terrace home, ideally situated in Ashton-on-Ribble, just outside Preston city centre. Deceptively spacious throughout, this lovely property would make an ideal home for first-time buyers looking to take their first step onto the property ladder. The location offers convenient access to Preston city centre and surrounding towns and cities, with Preston Train Station, local bus routes, shops and a range of everyday amenities all within easy reach.

Upon entering the property, you are welcomed by an entrance porch leading through to the lounge. This inviting reception room features a gorgeous brick fireplace with a log-burning fire, creating a warm and cosy focal point. A front-facing window allows plenty of natural light to fill the space, while a breakfast seating area for two provides a practical and charming addition. The lounge leads through to the modern kitchen/breakfast room, which offers an abundance of wall and base units, integrated appliances including a hob, oven and fridge-freezer, and ample space for further appliances. A large rear window overlooks the garden, bringing in plenty of natural light, while additional breakfast seating and useful under-stair storage add to the room's practicality. The kitchen also benefits from underfloor heating, with access to the rear garden and staircase leading to the first floor.

Moving upstairs, the property continues to impress with two generous bedrooms, including a particularly spacious master bedroom. The accommodation is completed by a large, fully tiled four-piece family bathroom, featuring a bath and corner shower. A spacious landing, further enhanced by an additional window overlooking the garden, provides a bright and pleasant transition between the rooms. The property also benefits from a boiler that is just one year old, offering added peace of mind.

Externally, on-road parking is available to the front of the property. To the rear, a good-sized garden offers a pleasant outdoor space, with a combination of paved and lawned areas and a good level of privacy, as it is not directly overlooked. An additional outbuilding provides useful storage, completing this appealing home.














Hotpoint











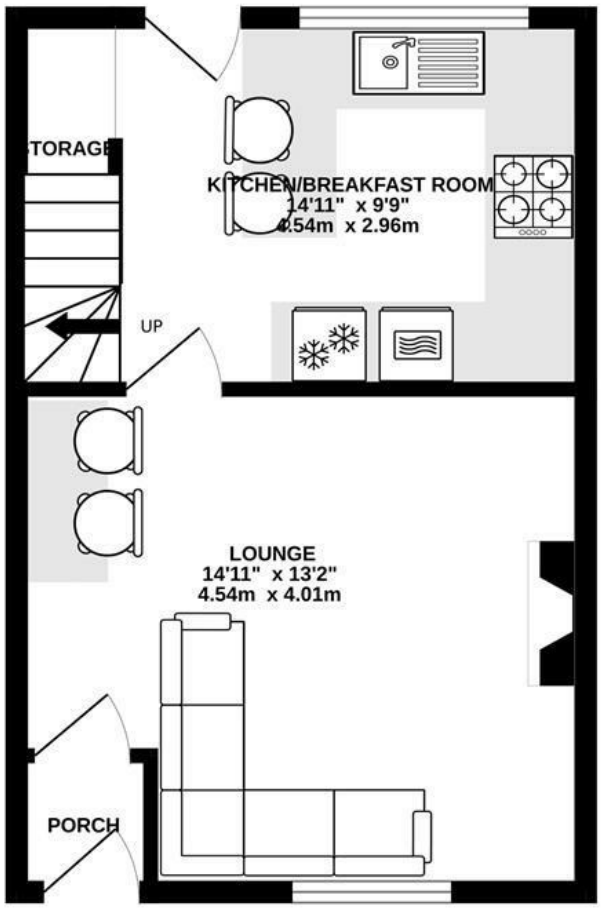




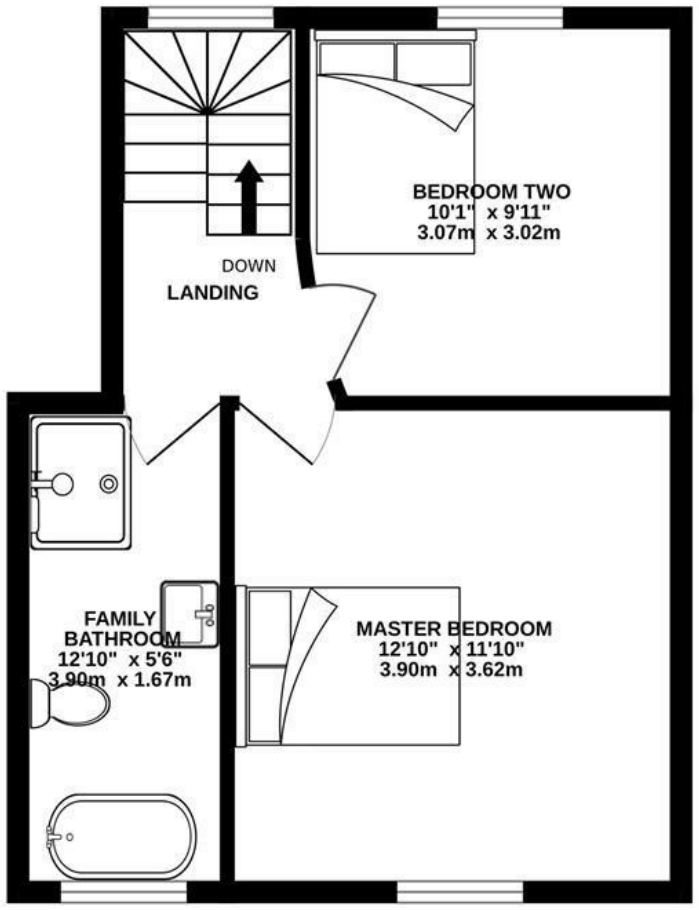


BEN ROSE

GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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