BEN ROSE



Shelley Road, Ashton-On-Ribble, Preston **Offers Over £159,950**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom mid-terrace property, situated in the popular area of Ashton-on-Ribble. Nestled in a desirable location, the home enjoys attractive canal views and is conveniently positioned close to local amenities, schools, and excellent travel links.

The property has been refurbished to a high standard throughout, including a newly fitted kitchen and shower room, new first-floor windows and doors, replacement roof slates and timbers, and a new central heating system, offering a home ready to move straight into.

Stepping into the property through the charming tiled entrance porch, you are welcomed into the main hallway, where a staircase leads to the upper level. To the left, you will find the bright and airy front lounge, featuring a central fireplace and a large window overlooking the front aspect. Moving through, you enter the spacious dining room, which offers ample space for a large family dining table and benefits from convenient under-stairs storage. From here, you access the newly fitted kitchen, which provides ample storage, space for freestanding appliances, and a single door leading out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, along with a newly installed three-piece shower room.

Externally, there is plenty of on-street parking available to the front. To the rear is a generously sized garden featuring a lawn and flagged patio, along with a convenient outhouse and storage shed. The garden extends beyond a rear fence, effectively doubling the outdoor space, with a tiered section backing onto the canal—ideal for use as a vegetable patch or additional garden area.

Early viewing is highly recommended to avoid potential disappointment.

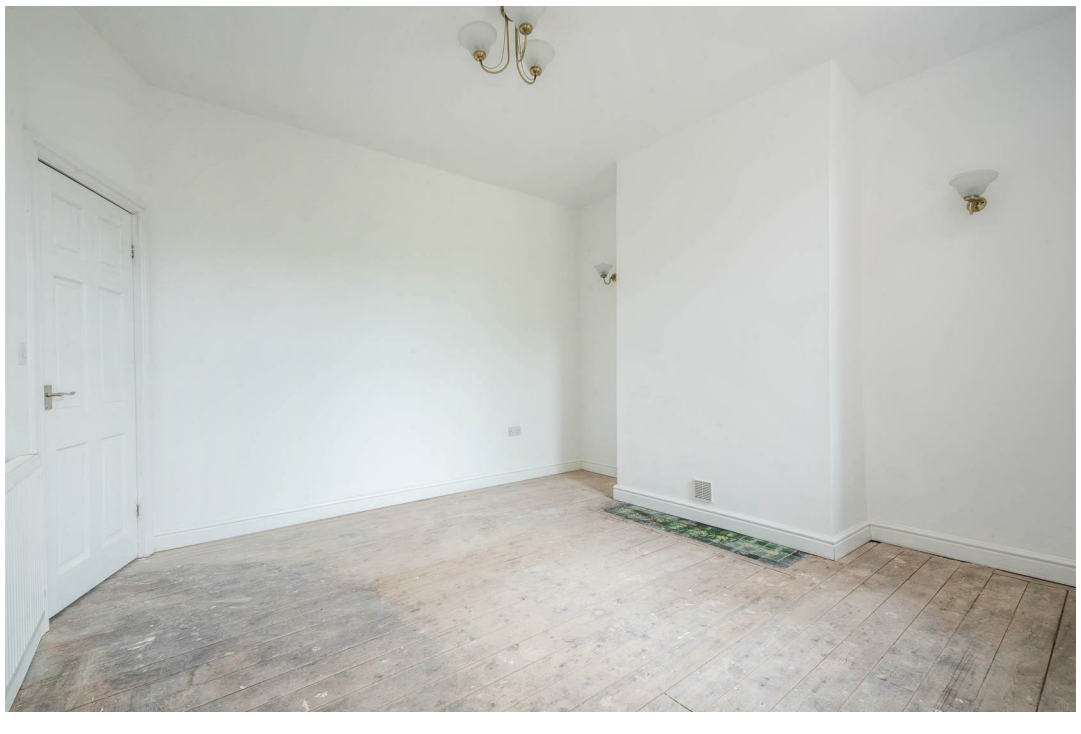










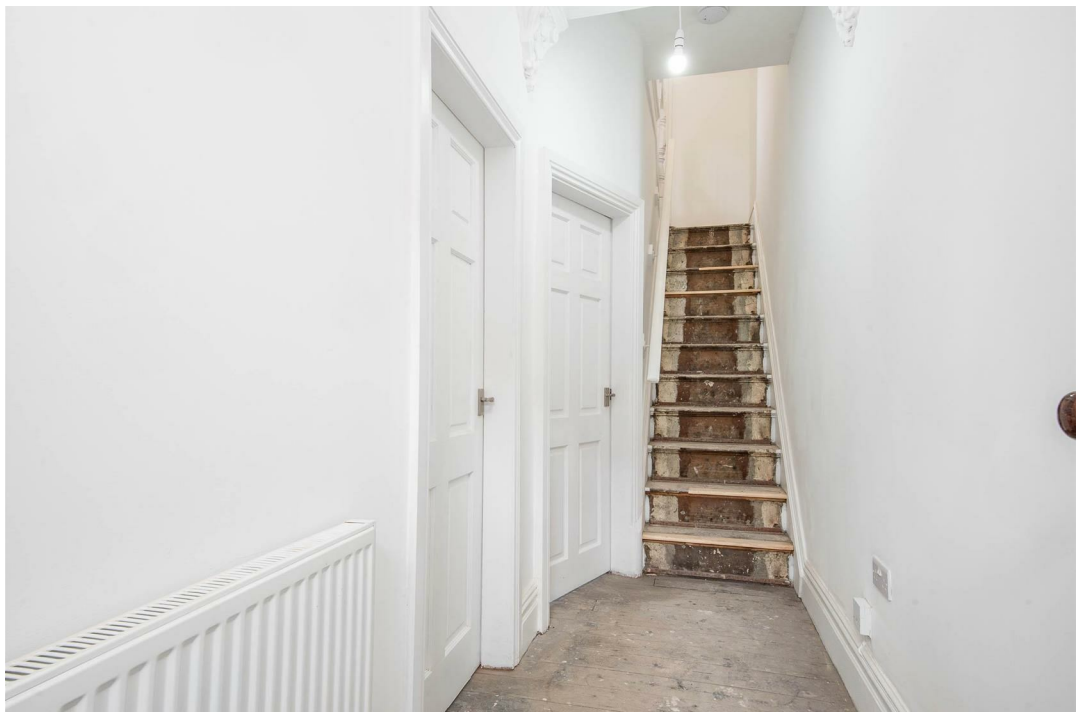


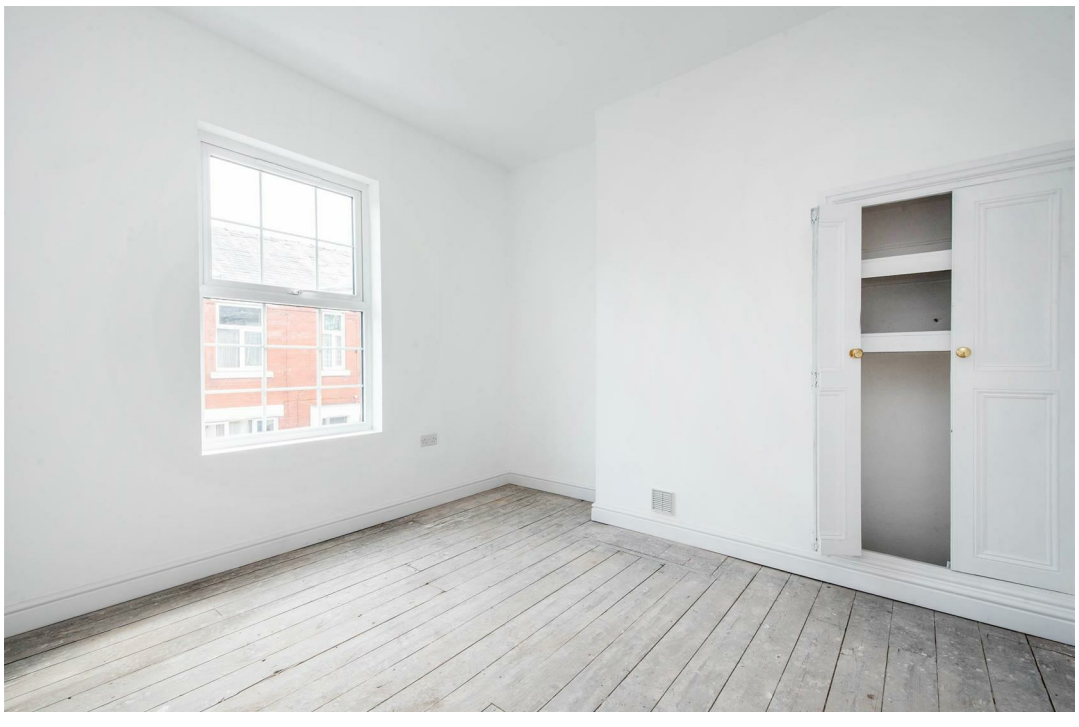


























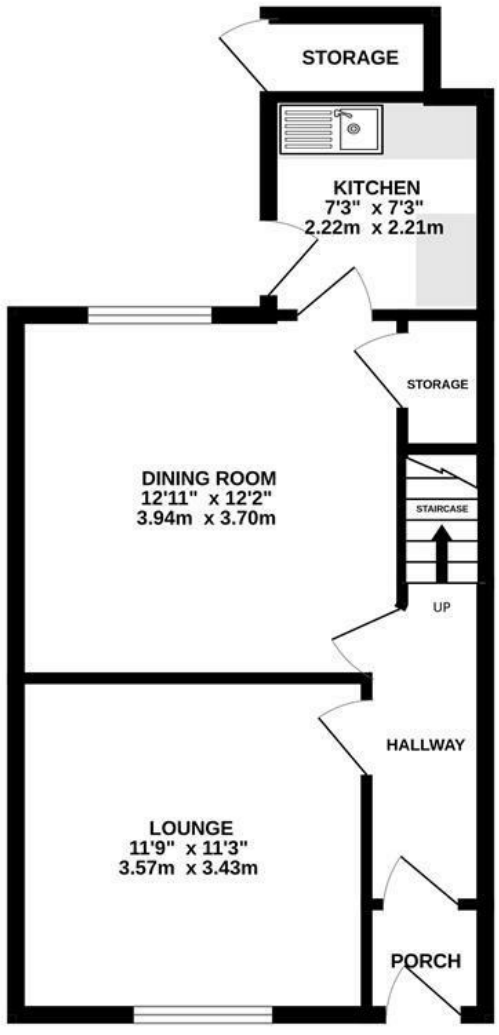




T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB

BEN ROSE

GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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.
Made with Metropix ©2026

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.

