BEN ROSE



Ashton Bank Way, Ashton-On-Ribble, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom mid-terrace home, situated within a popular and well-connected residential area of Ashton-on-Ribble, Preston. Offering modern interiors, generous living accommodation and a well-maintained rear garden, this attractive property is perfectly suited to first-time buyers, couples or those looking to downsize. The location provides excellent access to a wide range of local amenities, including supermarkets, schools, cafés and leisure facilities, whilst Preston city centre is just a short distance away. Excellent transport links are also close by, with regular bus services, easy access to Preston Railway Station and convenient connections to the M6, M55 and M65 motorways, making commuting throughout Lancashire and beyond straightforward.

Stepping through the entrance hall, you are welcomed into a practical space that provides access to a useful ground floor WC, built-in storage and the staircase to the first floor. The hall opens into the spacious lounge and dining room, a bright and versatile living area featuring multiple windows and double doors that allow natural light to flood the room whilst providing direct access to the rear garden. There is ample space for both comfortable lounge furniture and a family dining table, making it ideal for everyday living as well as entertaining guests. Adjacent to the lounge is the contemporary kitchen, which has been thoughtfully designed with several integrated appliances, generous worktop space and ample storage to suit modern lifestyles.

To the first floor, the landing provides access to two well-proportioned double bedrooms, with the impressive master bedroom offering an especially spacious retreat. Serving both bedrooms is a stylish three-piece family bathroom, finished to a modern standard. Completing the first floor are two additional storage cupboards, providing practical space to help keep the home organised.

Externally, the property benefits from two allocated parking spaces to the front, offering convenient off-road parking. To the rear is a generously sized enclosed garden, featuring a well-kept lawn alongside a paved seating area that is perfect for outdoor dining or relaxing during the warmer months, all enclosed by secure fencing for added privacy. Combining modern accommodation, practical living space and an excellent location close to local amenities and transport links, this is a fantastic opportunity to acquire a home ready to move straight into.






Hotpoint

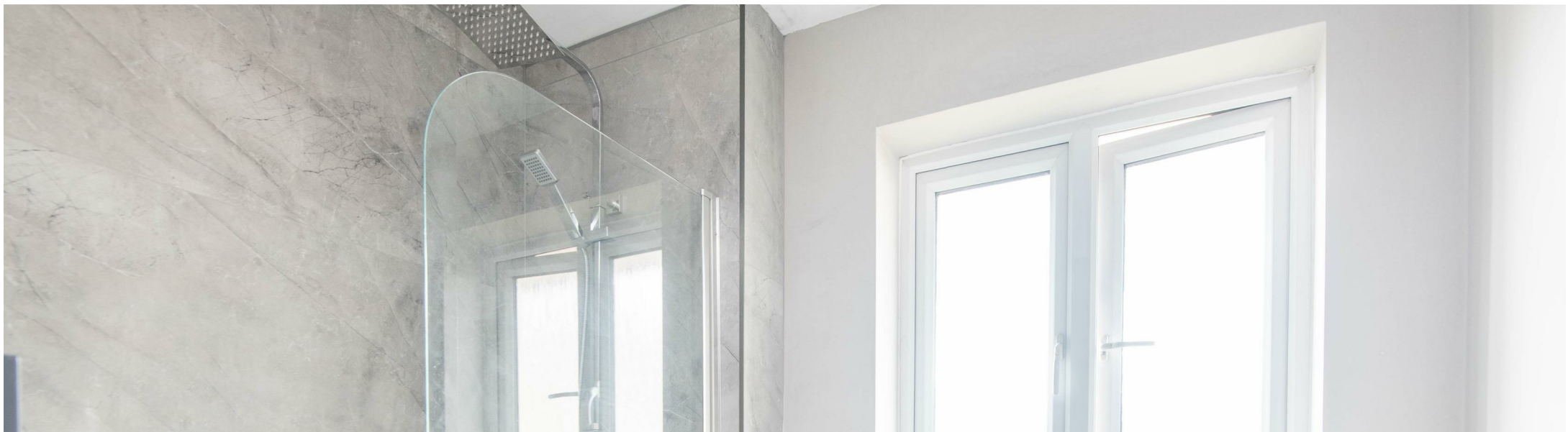

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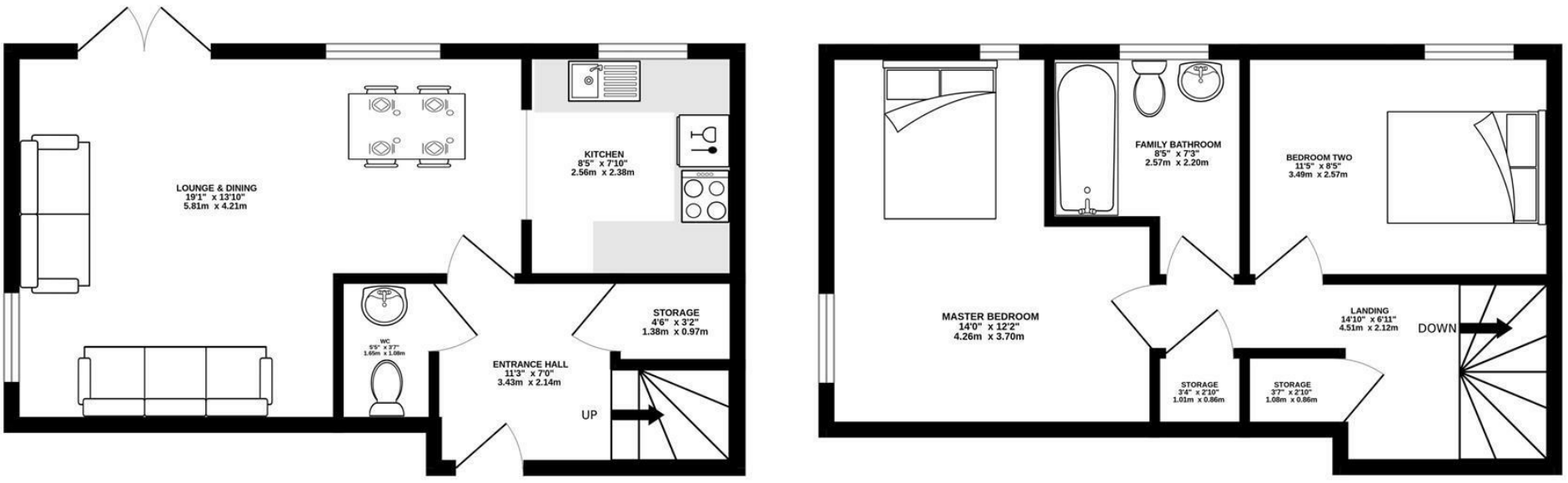


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GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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