



## Princes Reach, Ashton-On-Ribble, Preston

**Offers Over £145,000**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace home situated on the docks in the popular area of Ashton-on-Ribble, Preston. This well-maintained property offers a warm and welcoming feel throughout, making it an ideal choice for first-time buyers, couples, or young families looking for a comfortable home in a convenient location. Ashton-on-Ribble benefits from a wide range of local amenities including well-regarded schools, shops, supermarkets and leisure facilities, while Preston city centre is just a short distance away offering extensive retail and dining options. The area is well served by excellent travel links, with regular bus routes close by, Preston train station providing direct connections to Manchester, Liverpool and London, and easy access to the M6 and M55 motorways for commuters.

Entering the property through the vestibule, you are welcomed into the cosy lounge, a relaxing space featuring a fireplace that creates a lovely focal point to the room. From here, stairs lead to the first floor while the layout continues through to the kitchen. The kitchen is practical and well equipped, boasting several integrated appliances and a handy breakfast bar that is perfect for casual dining. There is also useful understairs storage providing additional space for household essentials. The home benefits from Hive Home smart technology for its heating system, allowing convenient and energy-efficient control throughout the year.

Heading upstairs, the landing provides access to two generously sized double bedrooms. The master bedroom is particularly impressive, offering multiple built-in wardrobes and a fitted vanity unit. The second bedroom is also well proportioned and would suit children, guests or further office use. Completing the first floor is the family bathroom, fitted with a three-piece suite and designed for everyday practicality.

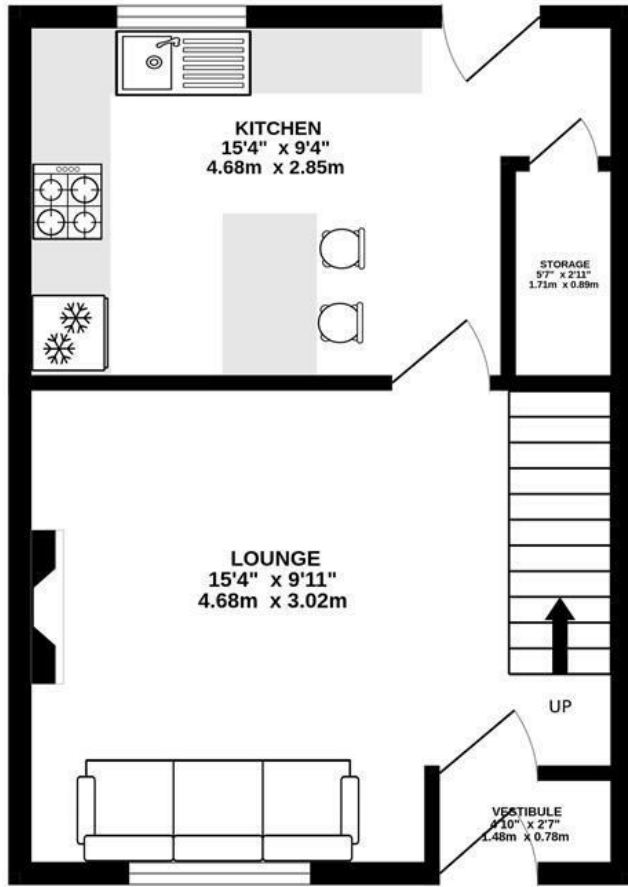
Externally, the front of the property features attractive mature shrubs that add to the home's kerb appeal. To the rear there is a pleasant fenced garden with a lawn, paved walkways and well-stocked flower beds, creating a lovely outdoor space to enjoy during the warmer months. A private parking space is also located at the rear, offering valuable off-road parking. With its convenient location, comfortable accommodation and thoughtful features throughout, this delightful home represents an excellent opportunity and is well worthy of an early viewing.



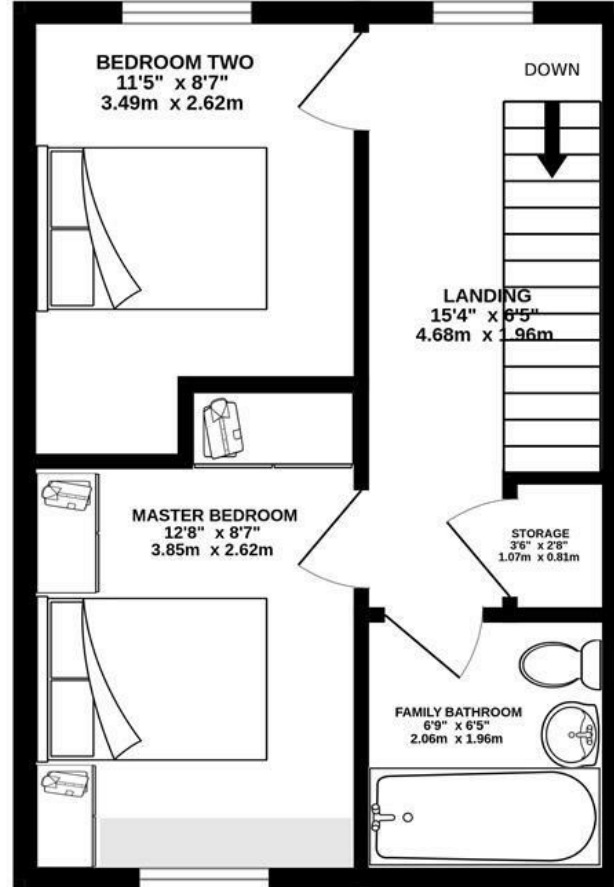


# BEN ROSE

GROUND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



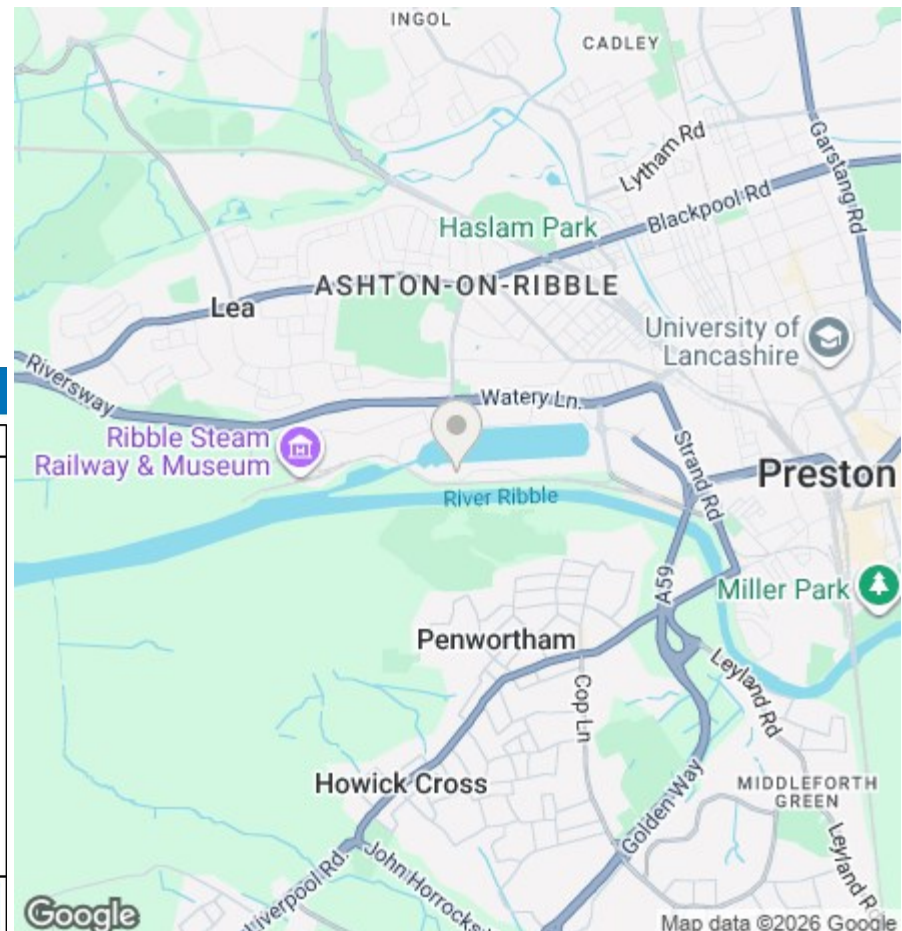
1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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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.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	