



Endeavour Close, Ashton-On-Ribble, Preston

£895 PCM

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end-terrace home in the sought-after area of Ashton-on-Ribble, Preston. Tucked away in a quiet residential location, this property offers an ideal balance of tranquillity and convenience. It is within close proximity to a range of local amenities, including shops, cafes, and picturesque walking routes. Preston city centre is just a short distance away, offering further shopping and dining options. The home is well-connected for commuters, benefiting from excellent travel links, including local bus routes, Preston Train Station, and easy access to the M6 motorway.

Stepping into the property entrance hallway leads to the main living spaces. The spacious lounge, positioned at the front of the home, is filled with natural light from the front-facing window. This room also provides access to the staircase leading to the first floor. Moving through, you'll find the well-appointed kitchen, which features ample worktop space, a gas hob with an oven, and room for freestanding appliances. A window overlooks the conservatory, adding brightness to the space. The kitchen seamlessly flows into the conservatory via double doors, creating a perfect area for additional dining or relaxation. From here, another set of double doors leads directly out to the yard.

Ascending to the first floor, you'll find a bright landing area with a window above the stairs. The master bedroom is positioned at the front of the home, benefitting from a private balcony and built-in wardrobes for extra storage. Additionally, there is an airing cupboard, adding further practicality. The second bedroom is a comfortable single room, complete with two built-in wardrobes and a window overlooking the rear aspect. The three-piece family bathroom, also located on this floor, features a bath, WC, wash basin, and a window for added ventilation. The loft is accessible from the landing via a ladder, offering extra storage space.

Externally, the home boasts two designated parking spaces at the front, along with a small lawn area and a pathway leading to the entrance. Additional parking is available in a nearby car park at the end of the road. To the rear, a low-maintenance yard provides a practical outdoor space, complete with a shed for storage. This delightful home offers a fantastic opportunity for first-time buyers or investors alike, combining comfortable living spaces with a prime location.







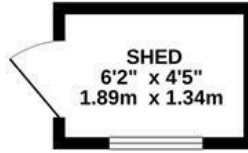
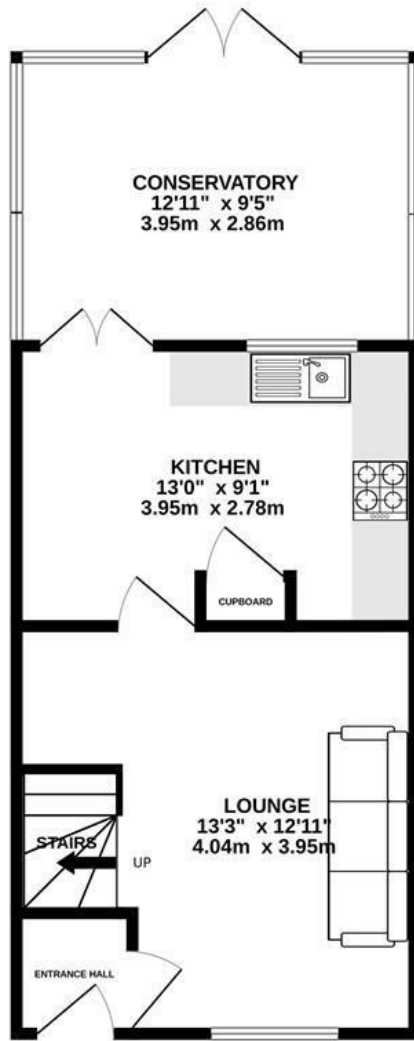




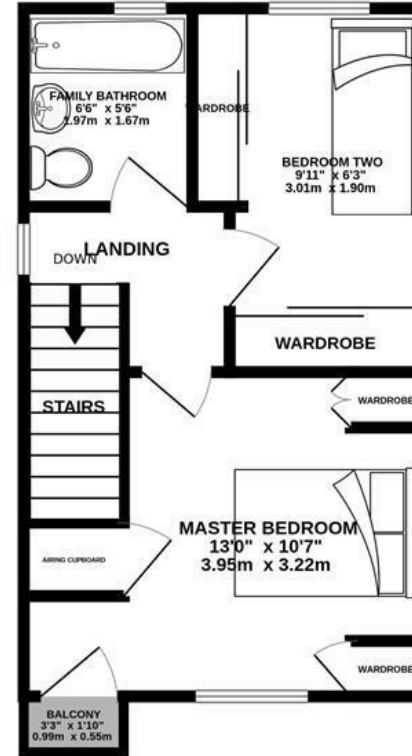


BEN ROSE

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.

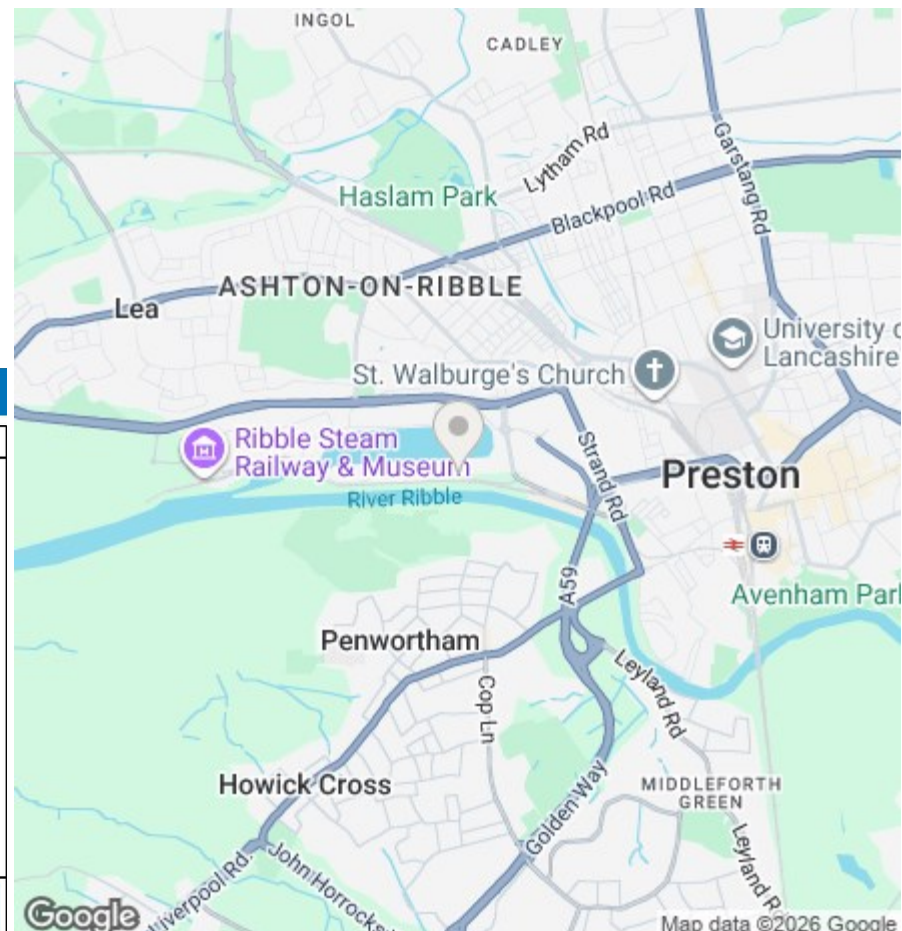


TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		88
	73	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	