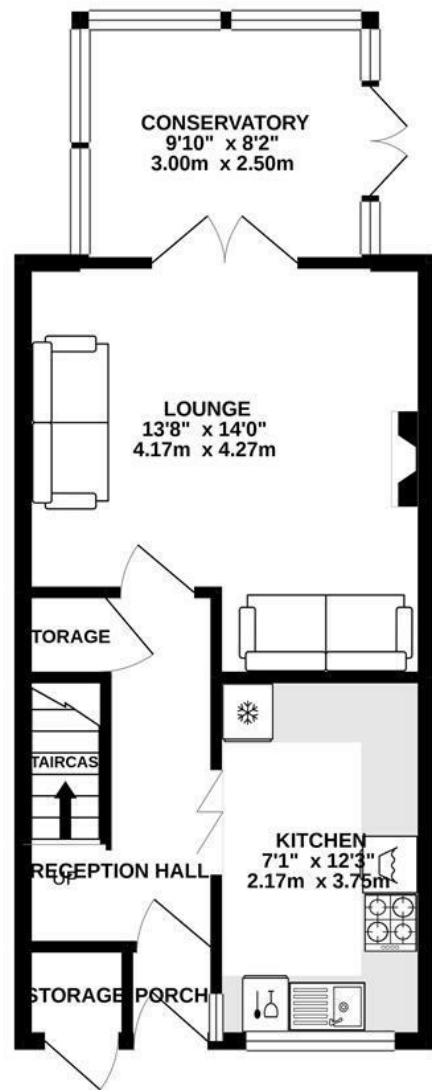
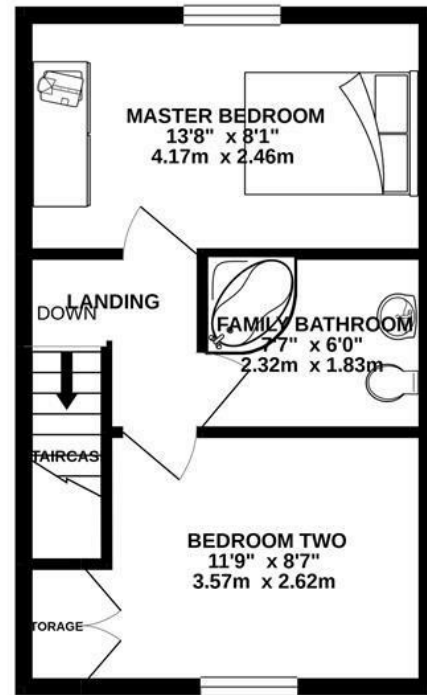


GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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BEN  ROSE



Stocks Road, Ashton-On-Ribble, Preston

Offers Over £110,000

Ben Rose Estate Agents are pleased to present to market this beautifully refurbished two bedroom mid terraced property in Preston town centre. This would be an ideal family home, offering plenty of space throughout. The property is located only a short walk into Preston town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby train station and the M6 motorway. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall leading through to the modern kitchen with integral wall and base units, stylish gloss worktops and space for freestanding appliances. Further along the hall you'll find a convenient integral storage point and access to the spacious lounge with dark oak wooden flooring and feature fireplace as well as gorgeous French double door access to the conservatory extension for additional living space. There is external double door access to the rear garden from here.

Moving upstairs, you'll find two spacious double bedrooms with bedroom two benefiting from integral storage space. You will also find the all-white three piece family bathroom on this floor with stylish corner bathtub and overhead shower.

Externally, to the front of the property is allocating parking for two vehicles. To the rear is an extensive split-level patioed garden for outdoor furniture overlooking the nearby canal which you can access just to the right of the property via a gorgeous nature trail.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

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
	85
67	

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

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

EU Directive 2002/91/EC

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