



Blackpool Road, Ashton-On-Ribble, Preston

Offers Over £229,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached cottage, dating back to 1775 and originating from the Georgian era, ideally situated in the popular residential area of Ashton-on-Ribble, Preston. Steeped in character and history, the property offers a lovely blend of period charm and practicality, with well-proportioned accommodation arranged across two floors, making it an appealing choice for families seeking a comfortable home with a distinctive character. The surrounding area offers a wealth of everyday amenities including local shops, supermarkets, schools, restaurants and leisure facilities, while Preston city centre is easily accessible for a wider range of shopping, dining and entertainment options. Excellent transport links are also close by, with regular bus services providing access towards Preston and surrounding areas, while Preston railway station offers mainline connections to destinations including Manchester, Liverpool and London. The property is also well placed for access to the M6 and M55 motorway networks, making this a convenient base for commuters and those travelling further afield.

Stepping inside, the entrance hall provides a welcoming introduction to the home, with access leading through to both the lounge and kitchen. The lounge is a particularly inviting reception space, offering generous proportions, a striking original fireplace and plenty of natural light, with double doors opening directly onto the rear garden. Across the hall, the kitchen provides ample room for family dining alongside a good range of fitted cabinets and generous worktop space. A useful pantry leads through towards the rear garden, providing valuable additional storage, while the stairs rise to the first floor from here. Character is further enhanced by the attractive exposed wooden ceiling beams found within both the lounge and kitchen, complementing the cottage feel of these principal living spaces.

Heading upstairs, the landing provides access to all three bedrooms, with two comfortable double bedrooms offering versatile accommodation and the master bedroom benefiting from particularly generous proportions. The third bedroom would make an ideal nursery or child's bedroom and includes useful built-in storage, while further storage can be found directly from the landing. Completing the first floor is the three-piece family bathroom, which has been finished to a good standard and benefits from a newly fitted bath, providing a practical and comfortable space for the household.

Externally, the property enjoys an attractive cottage-style frontage, with a small bordering wall, gated access and established flower beds creating a pleasant first impression. To the rear is a good-sized paved yard, providing an excellent low-maintenance outdoor space with plenty of room for garden furniture and family entertaining. A useful shed and outbuilding provide further valuable storage. The property also benefits from a partially boarded loft, while the roof has recently been renovated, offering additional peace of mind. With its appealing period character, three well-proportioned bedrooms, generous living accommodation and useful outdoor space, this delightful cottage offers a wonderful opportunity for families looking to establish themselves within this popular Preston location.









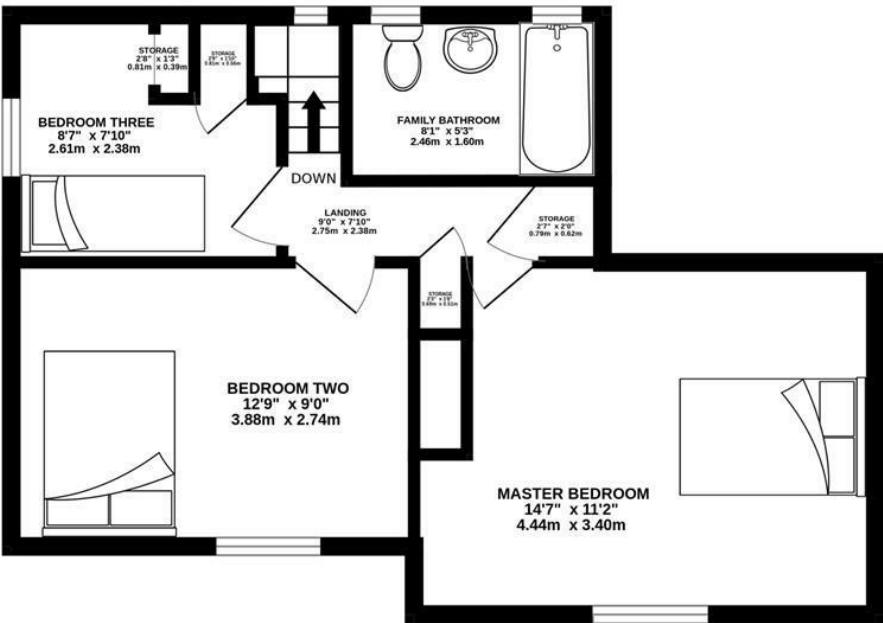
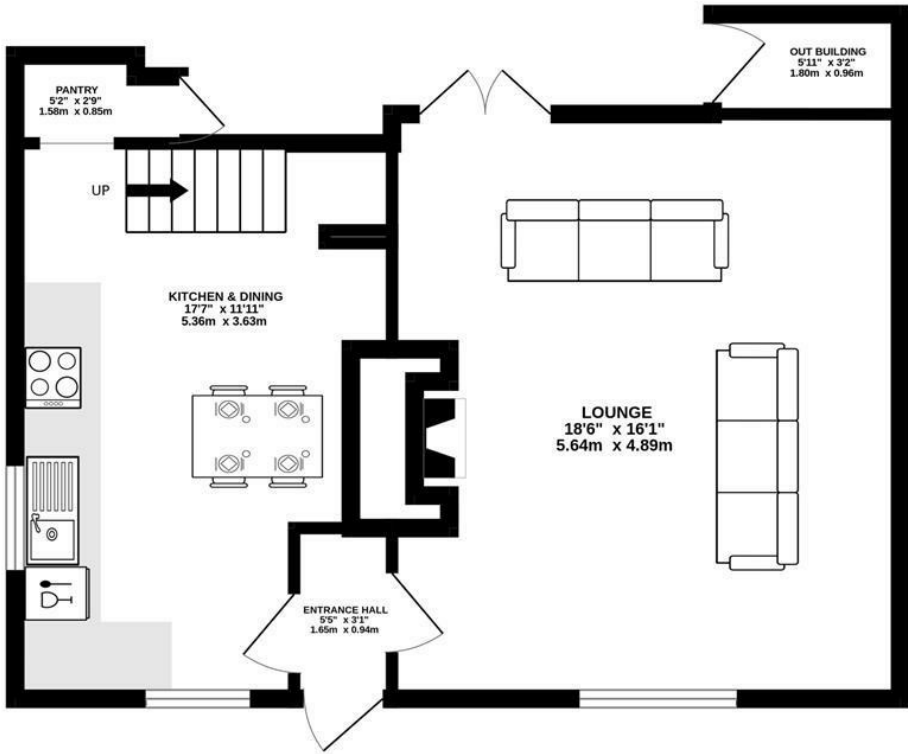




BEN ROSE

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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	65	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) 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 

