



**6 Roseway, Ashton-On-Ribble, Preston, PR2 1HE**  
Guide Price - £420,000



## 6 Roseway, Ashton-On-Ribble, Preston, PR2 1HE

- **Property type:** House - Semi-Detached
- **Price:** Offers in the region of £420,000
- **Bedrooms:** 4
- **Receptions:** 1
- **Bathrooms:** 2
- **Local Council:** Preston City Council
- **Council Tax Rating:** D
- **Current EPC Rating:** C (71)
- **Potential EPC Rating:** (86)
- **Tenure:** Freehold

## Advert Summary

Nestled in the tranquil cul-de-sac of Roseway, Ashton-On-Ribble, this charming semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is perfect for those who require ample living space.

Upon entering, you are greeted by a welcoming reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The modern kitchen diner is a standout feature, providing a stylish and functional space for family meals and gatherings. This contemporary area is designed to meet the needs of today's lifestyle, making it a delightful hub for culinary creativity.

The property also benefits from two bathrooms, ensuring convenience for busy households. The large garage and expansive driveway provide ample parking and storage options, a rare find in many homes today.

Being chain-free, this property allows for a smooth and straightforward purchasing process, making it an attractive option for prospective buyers. The peaceful location in Ashton-On-Ribble offers a sense of community while still being conveniently close to local amenities and transport links.

In summary, this semi-detached house on Roseway is a fantastic family home that combines modern living with practical features. With its generous space, contemporary design, and desirable location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

Call our team today on 01772 651165 to get booked in for a viewing.



# Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 1072 sq ft, FLOOR 2: 775 sq ft  
TOTAL: 1847 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport®



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Looking to sell or let out your home? Give our team a call today on 01772 651165 to get booked in for your **FREE OF CHARGE** valuation!

