BEN ROSE



Maritime Way, Ashton-On-Ribble, Preston

Offers Over £255,000

Ben Rose Estate Agents are pleased to present to market this beautifully positioned four-bedroom townhouse, offering spacious and versatile accommodation arranged over three floors, making it an ideal home for growing families. Occupying a particularly attractive position between the River Ribble and the marina, the property enjoys a peaceful setting with lovely waterside views to both the front and rear. Situated in the popular area of Ashton-on-Ribble, the home is ideally placed for a range of local amenities, well-regarded schools, shops and everyday conveniences, with Preston city centre just a short distance away. The area also benefits from excellent transport connections, including nearby Preston railway station, providing direct rail services to major destinations, alongside convenient access to the A583, A6 and M6 motorway network. There are also plenty of opportunities to enjoy the outdoors, with the property sitting along the popular Preston Guild Wheel walking and cycling route, offering scenic surroundings right on the doorstep.

Entering the property, the welcoming entrance hall provides access to the kitchen, a useful ground-floor WC, the integral garage and stairs leading to the first floor. The generously proportioned kitchen offers an excellent amount of space for everyday family life, with room to comfortably accommodate a dining table alongside a range of modern fitted cabinets, feature spot lighting and an integrated dishwasher. The kitchen also benefits from underfloor heating, adding an extra touch of comfort. Leading directly from here is the conservatory, which provides a lovely additional reception space overlooking the rear garden. This room has been enhanced with a warm roof system, featuring lantern glazing and blue anti-sun, self-cleaning glass, alongside replacement windows and external doors, making it a particularly enjoyable space throughout the year.

Heading up to the first floor, the landing provides access to the spacious lounge and second bedroom, with a further staircase continuing to the upper floor. The lounge is an inviting reception room, enjoying plenty of natural light courtesy of its multiple windows, while a feature fireplace provides an attractive focal point. The second bedroom is a comfortable double room, further benefiting from its own private three-piece en-suite, making it an ideal space for guests or older family members.

Continuing to the second floor, the landing provides access to the remaining three bedrooms, the family bathroom and useful built-in storage. The master bedroom is a particularly appealing space, further complemented by a good-sized dressing room complete with built-in drawers and hanging rails, providing excellent additional storage. The third bedroom is also a comfortable double, offering plenty of flexibility for family members, while the fourth bedroom would make an ideal children's room, nursery or home office. Completing the accommodation is the well-presented three-piece family bathroom, which also benefits from underfloor heating. The property further offers loft access via a pull-down ladder, with electricity and partial boarding, providing useful additional storage space.

Externally, the property enjoys a particularly attractive position, with lovely marina views to the front. A private driveway provides off-road parking and leads directly to the integral garage, while a neatly maintained front lawn adds a pleasant touch of greenery. To the rear, the good-sized south-facing garden offers an excellent space for relaxing and entertaining, featuring paved walkways, a lawn and raised flower beds bordering the garden. The River Ribble sits just beyond the rear boundary, creating a wonderful sense of openness, privacy and tranquillity, with no properties directly overlooking the garden. Further improvements include the replacement of the gutters, soffits and fascias in 2023, followed by new external windows and a composite front door in 2024. Overall, this is a fantastic opportunity to acquire a spacious and well-maintained family home in a genuinely unique waterside setting, offering versatile accommodation across three floors, excellent outdoor space and a superb position close to Preston's amenities and transport links.




Water Dispenser
LG
Direct Drive 9kg











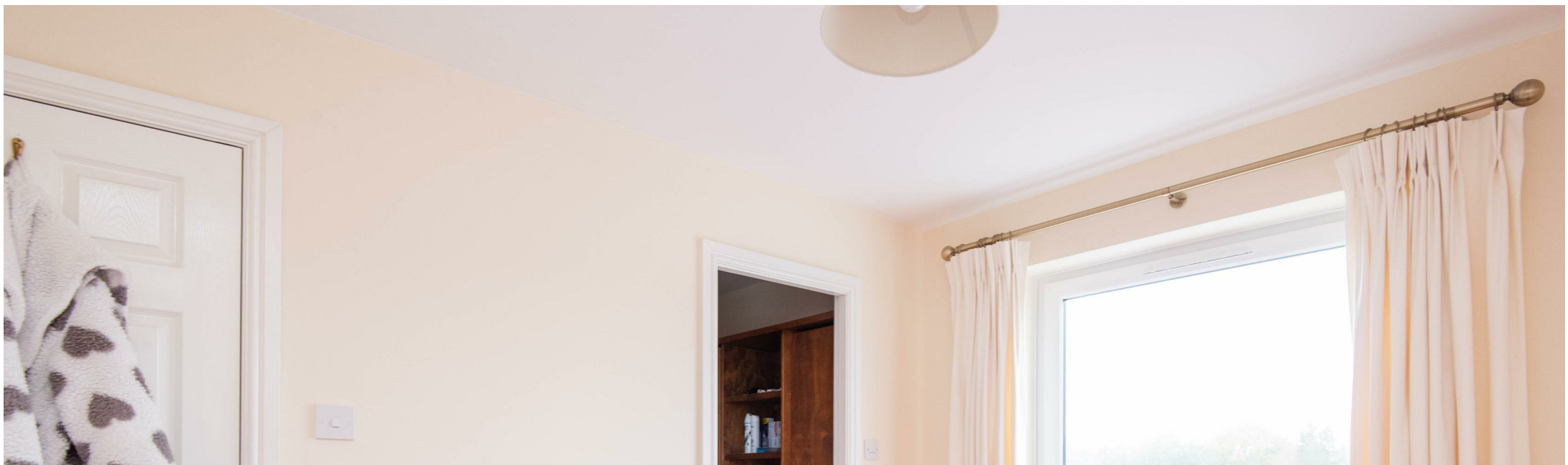


































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BEN ROSE

GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.

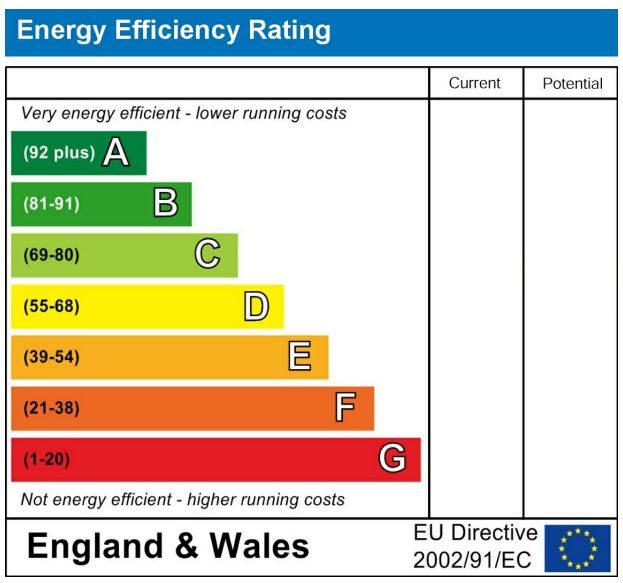
2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

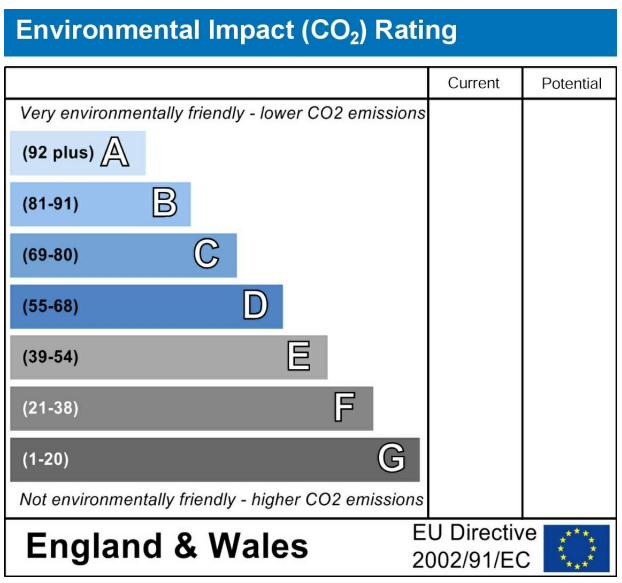


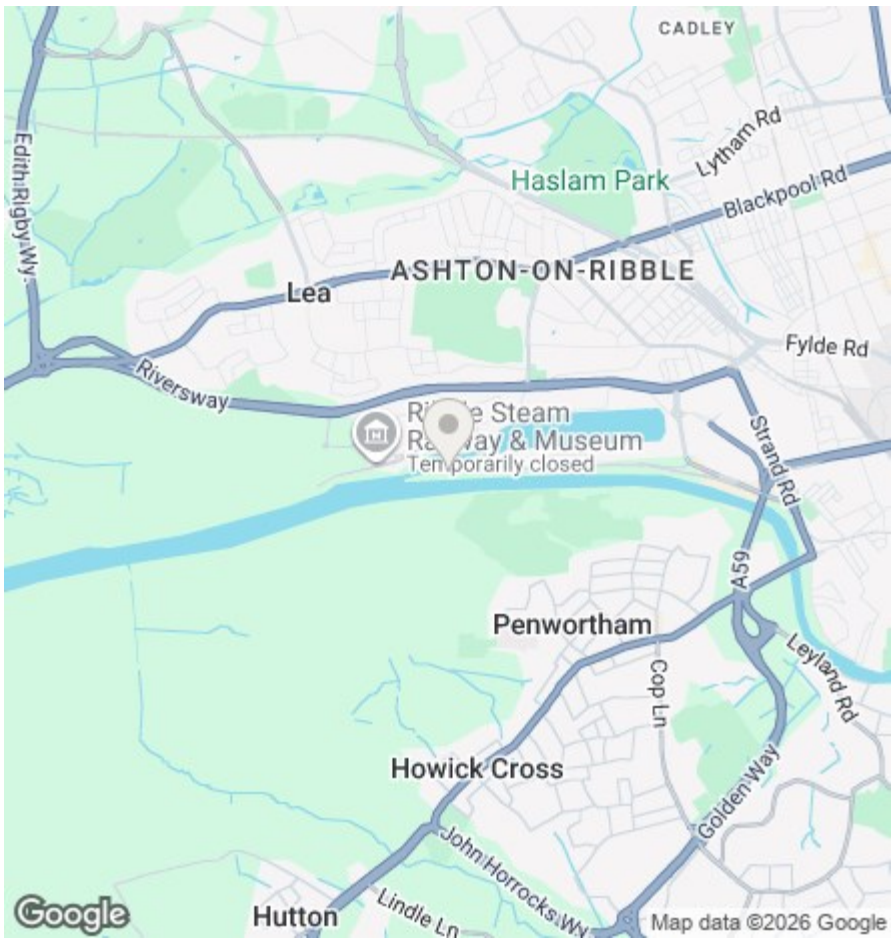
TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

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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