



**St. Walbuge Avenue, Ashton-On-Ribble, Preston**

**Offers Over £189,950**

Ben Rose Estate Agents are pleased to present to market this semi-detached home, offering generous living accommodation and excellent potential for those looking to modernise. Ideally suited to families and couples, the property is located within Preston and benefits from close proximity to the city centre and University campus. A wide range of local amenities, including shops, supermarkets, schools and leisure facilities, are easily accessible. Preston railway station provides regular services to surrounding towns and cities, while the M6 and M55 motorways are within easy reach for convenient commuting across the North West.

Upon entering the property, the entrance hall provides access to the main living areas and sets the tone for the spacious layout throughout. The generous lounge is filled with natural light and opens through sliding doors into the dining room, creating a flexible space ideal for family living and entertaining. From the dining room, the layout flows naturally into the fitted kitchen, offering ample storage and worktop space. An adjacent utility room and ground floor WC add practicality, while the conservatory beyond provides an additional reception area with a pleasant outlook and direct access to the rear garden.

The first floor offers three well-proportioned bedrooms. The master bedroom is a comfortable double and benefits from fitted wardrobes, while the second double bedroom also includes built-in storage. The third bedroom is ideal as a single room, nursery or home office. Completing the accommodation is a three-piece shower room.

Externally, the property features a front lawn and a detached garage to the side, providing secure parking and storage. The rear garden offers a paved patio seating area, lawned sections and access to the garage, creating a pleasant outdoor space with further potential.

Overall, this home presents an excellent opportunity to add value and create a personalised family home in a highly convenient Preston location.







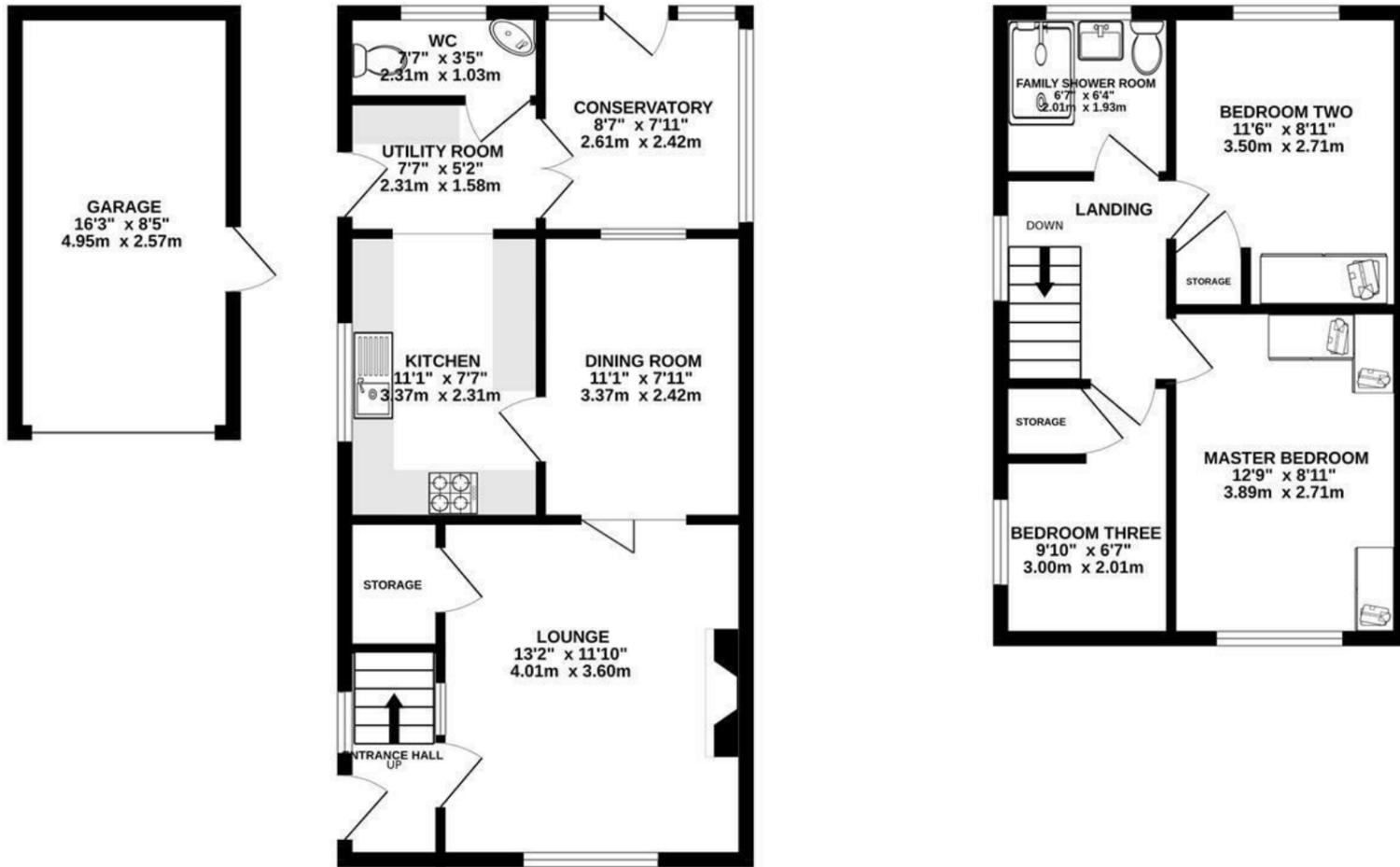






GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.

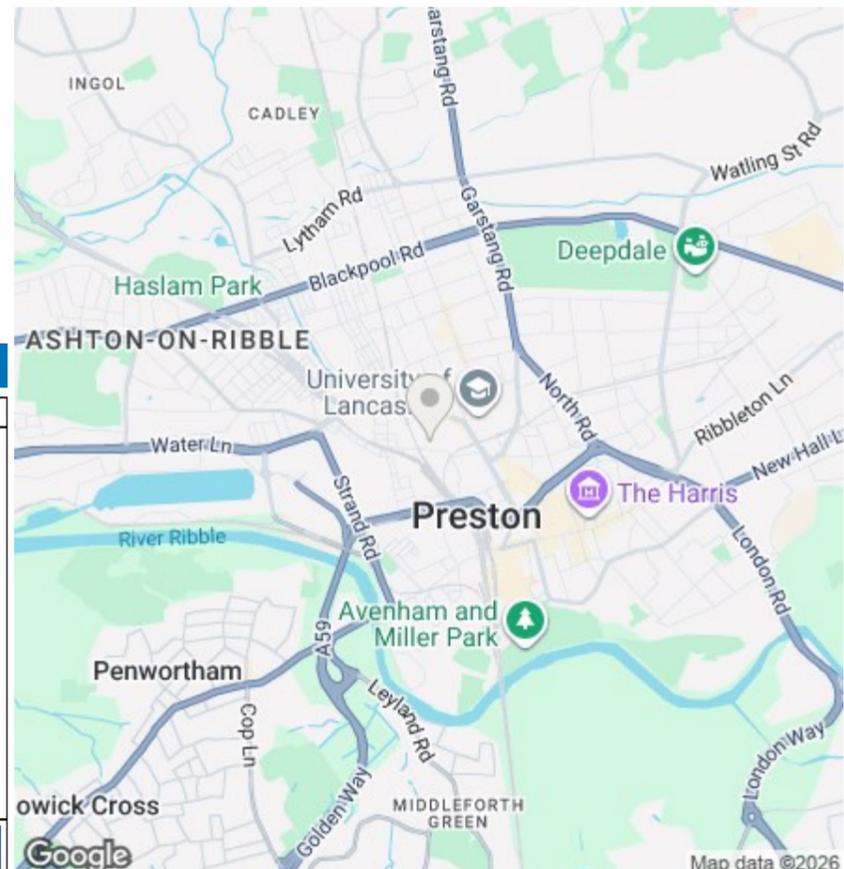


TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx.

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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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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	