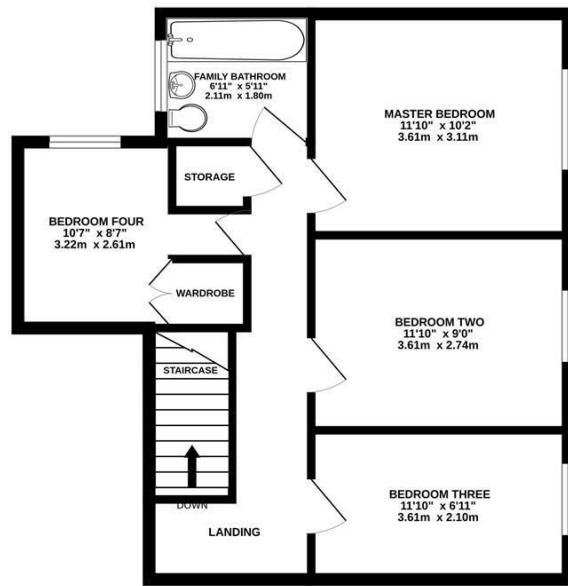


GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.

TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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) | A | | |
| (81-91) | B | | 84 |
| (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 | |



Ashbourne Crescent, Ingol, Preston

Offers Over £139,950

Ben Rose Estate Agents are delighted to bring to market this deceptively spacious, four bedroom property near to the city of Preston. This would make an ideal purchase for a first time buyer or family looking for easy commuting into Preston City Centre. The property is situated in the town of Ingol just outside of the city of Preston and is surrounded by superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M55 motorways.

Internally, the property briefly comprises of a welcoming entrance hall where the majority of ground floor rooms can be found. From here, you'll find the spacious lounge with sliding glass doors that access the large garden. Moving through the lounge you will find the dining room with its almost wall to wall window letting in plenty of light. The Kitchen can be accessed from the entrance hall as well as the dining room and features integrated oven/hob as well as space for freestanding appliances. Moving back into the hall you have access to a convenient storage room as well as the downstairs WC.

Moving upstairs you will find four good sized bedrooms as well as the three piece family bathroom with and over the bath shower.

Externally, to the front of the property there is a residential parking area. To the rear of the property is a generously sized garden that takes full advantage of the properties corner plot and features both lawn and patio area with plenty of space for garden furniture.

