



## Wellington Road, Ashton-On-Ribble, Preston

Offers Over £160,000

Ben Rose Estate Agents are delighted to bring to market this deceptively spacious four-bedroom mid-terraced home, ideally positioned in a sought-after part of Ashton-on-Ribble. Perfectly suited to families or first-time buyers hoping to take their first step onto the property ladder, this charming home is just a short distance from Preston town centre, where an excellent selection of schools, shops, and everyday amenities can be found. With fantastic travel connections close by, including Preston train station and easy access to the M6 motorway, the property offers convenience as well as comfort, and early viewing is strongly advised to avoid disappointment.

Internally upon entering lies the porch offering access to the entrance hall. Here you will find the stairs and access to the majority of the ground floor rooms.

To the front of the property sits the lounge, set in an open-plan layout with the dining room, creating a bright and spacious living area. The lounge enjoys the benefit of a large front-facing bay window that fills the room with natural light and comfortably accommodates a sizeable sofa set alongside other furnishings.

The adjoining dining room is equally generous in size, providing more than enough space for a large family dining table, and also offers access to handy under-stair storage and the kitchen. Both reception rooms are enhanced by traditional fireplaces, adding character and warmth to the home.

The kitchen, positioned towards the rear, is well-proportioned and fitted with a range of wall and base units, offering ample storage alongside plenty of room for freestanding appliances. From here, access is available to the garden at the rear of the property.

Moving upstairs, the home features four bedrooms in total, comprising two comfortable doubles and two well-sized singles. Three of the bedrooms are further complimented by built-in wardrobes or storage, maximising space and practicality. Completing the first floor is a three-piece family bathroom, currently arranged as a wet room.

Externally, the property benefits from a convenient, low-maintenance enclosed yard with gated access to the rear, providing both practicality and privacy. To the front, on-road parking is available.

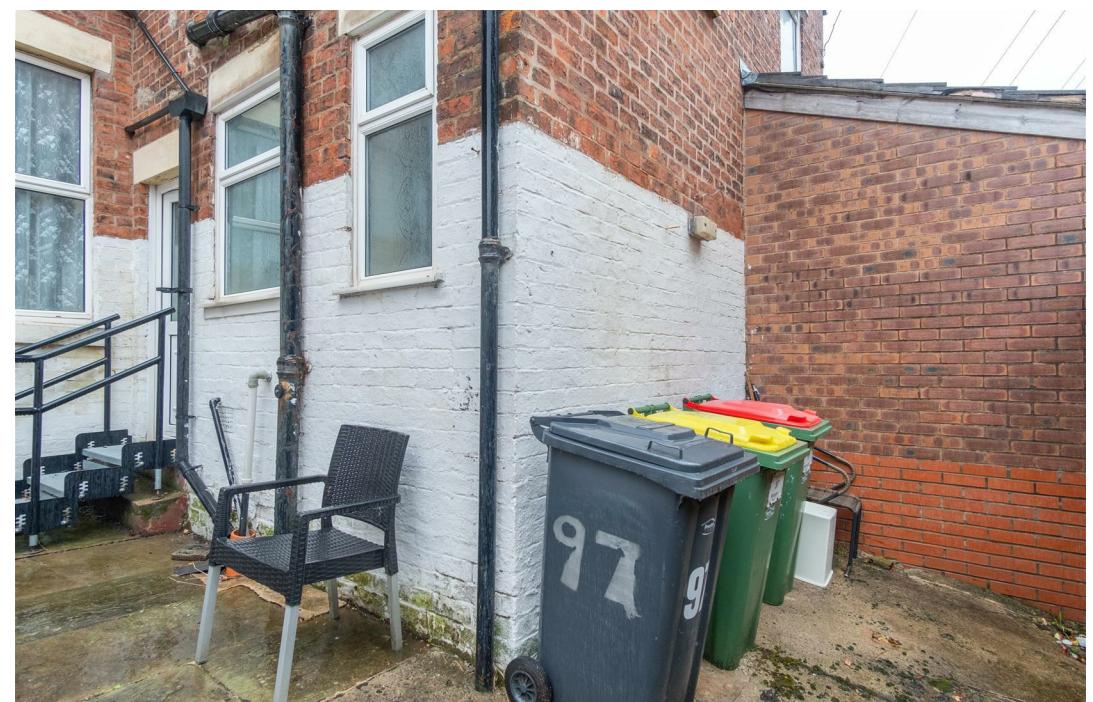






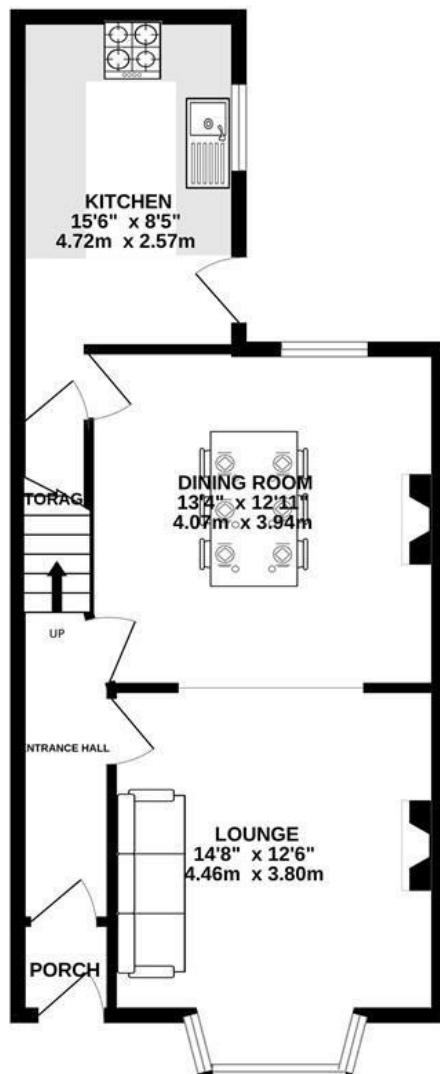






# BEN ROSE

GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 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	
(69-80)	C	73
(55-68)	D	64
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

