



**Elm Avenue, Ashton-On-Ribble, Preston**

**Offers Over £185,000**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached property, located in the sought-after area of Ashton-on-Ribble, Preston. Presented with no onward chain, the home is ideally positioned within easy reach of a variety of local amenities and falls within an excellent catchment area for nearby schools. It also benefits from close proximity to both Ashton Park and Haslam Park, along with a selection of picturesque walking routes and the popular Guild Wheel for those who enjoy the outdoors.

Preston city centre is just a short distance away, offering an even wider range of retail and dining options. Commuters will appreciate the excellent transport links, including local bus services, Preston train station, and convenient access to the M6 motorway.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a convenient WC is located along with the staircase to the upper level. On the left, you will enter the spacious lounge/diner, which spans the full length of the home and benefits from a large bay window overlooking the front aspect, as well as sliding patio doors leading out to the rear garden.

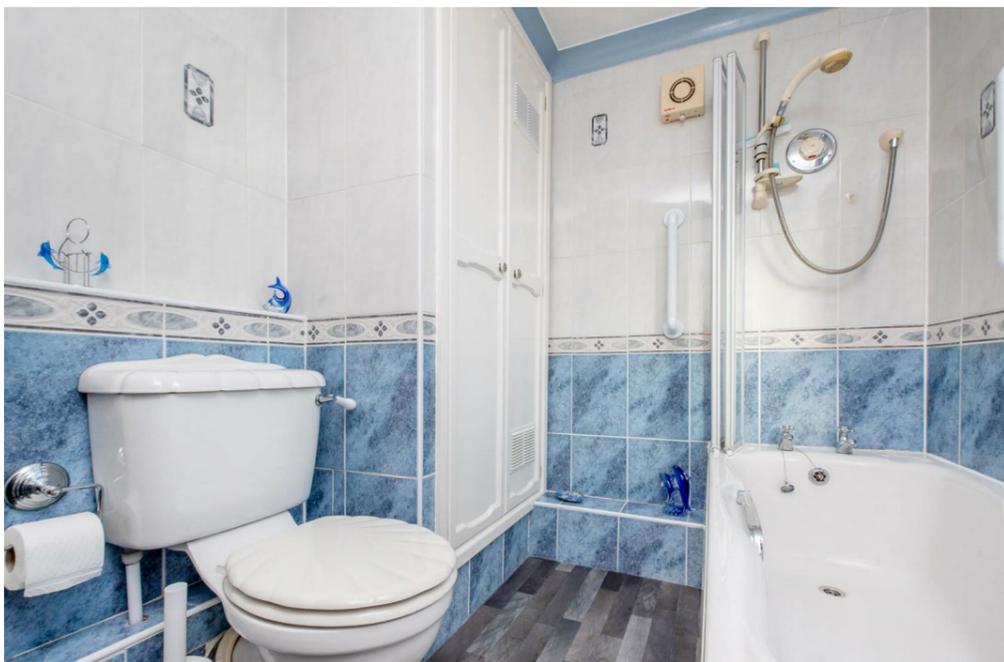
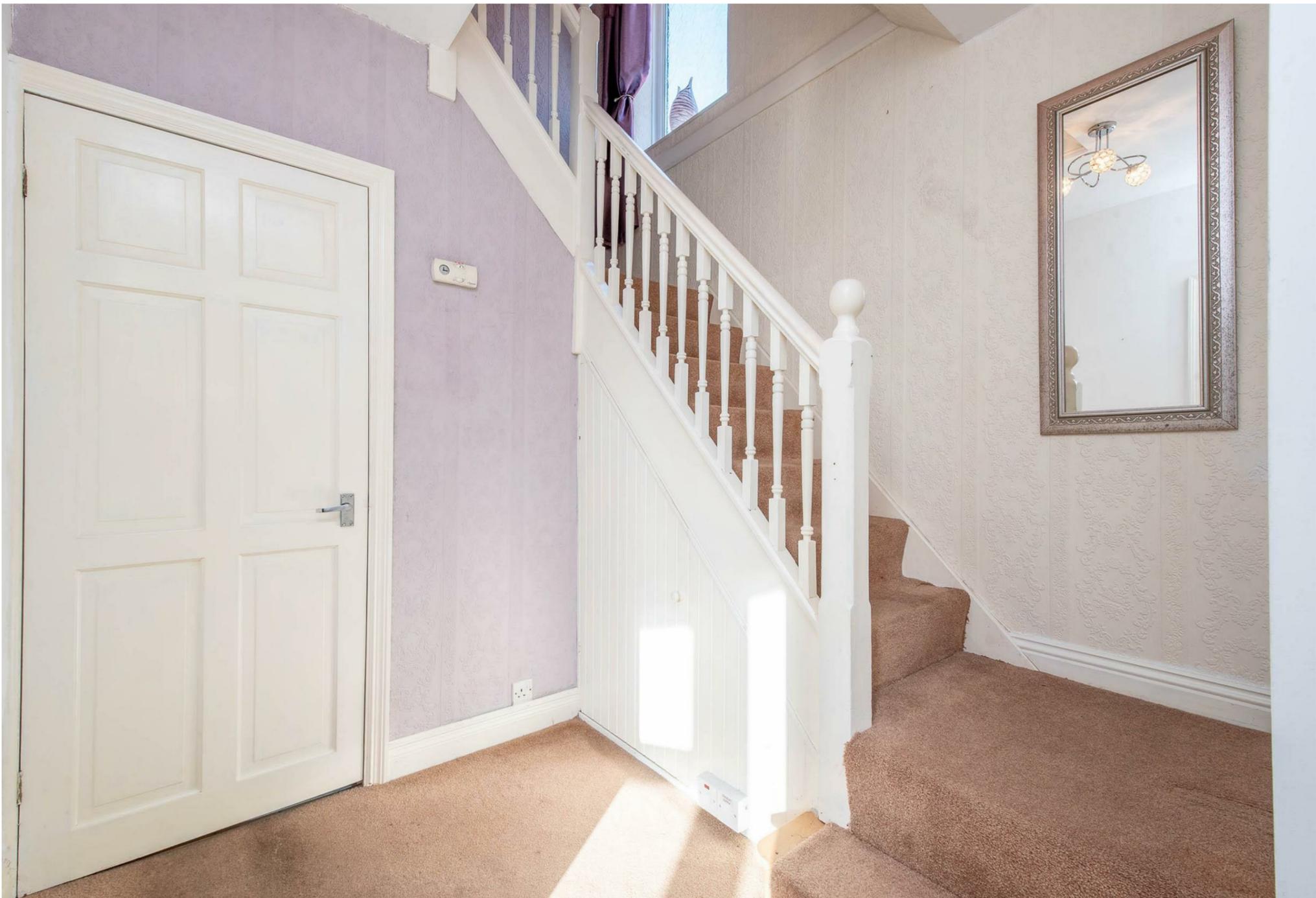
Moving back through the hallway, you will find the modern kitchen, offering ample storage with an integrated oven and hob, along with a single door providing access to the side of the property.

Moving upstairs, you will find three well-proportioned bedrooms, all benefiting from integrated storage. A three-piece family bathroom completes this level.

Externally, to the front, the home boasts a private driveway providing off-road parking for multiple vehicles. The driveway extends to the side of the property, leading to the detached single garage at the rear. The garage is equipped with power and lighting and accessed via an up-and-over door. The rear garden is generously sized and features a low-maintenance paved patio area, offering plenty of space for relaxing and entertaining.









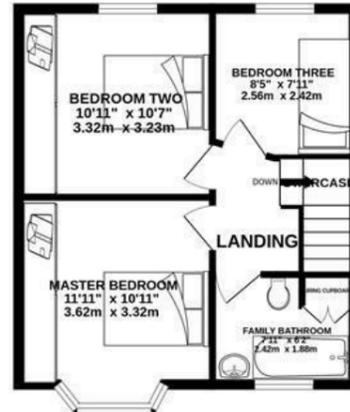




# BEN ROSE

GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.

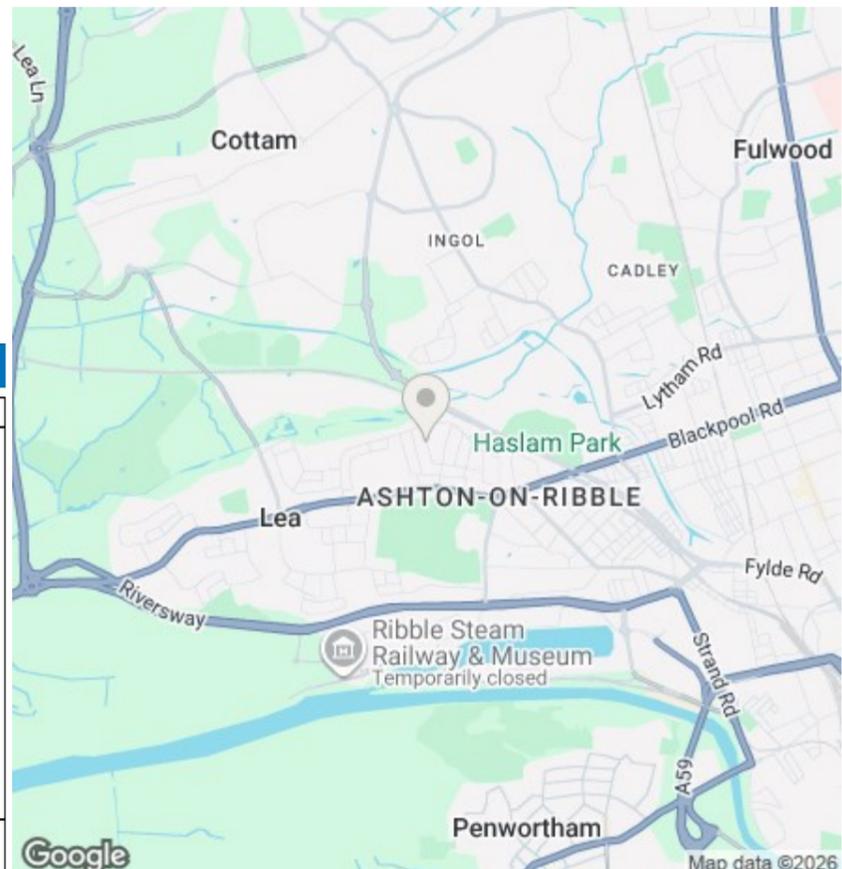


TOTAL FLOOR AREA : 1023 sq.ft. (95.1 sq.m.) approx.

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) <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	