



**Balcarres Road, Ashton-On-Ribble, Preston**

**Offers Over £129,950**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced property situated in the popular residential area of Ashton-on-Ribble, Lancashire. Bursting with character and traditional features, this delightful home offers an ideal opportunity for first-time buyers, couples, or those looking to downsize whilst still enjoying generous living accommodation. Conveniently positioned close to a range of local amenities including supermarkets, shops, cafés, schools, and leisure facilities, the property also benefits from excellent transport links. Preston city centre is just a short distance away, whilst nearby bus routes provide easy access across the area. Preston Railway Station offers direct connections to major cities including Manchester, Liverpool, and London, and the nearby M6, M55 and M65 motorway networks make commuting throughout the North West straightforward.

Stepping through the entrance hall, you are welcomed into the spacious front lounge, a warm and inviting reception room featuring a characterful exposed brick fireplace, built-in storage, and a window overlooking the front aspect. The lounge flows seamlessly into the dining room, creating an excellent space for both everyday living and entertaining. Finished with attractive vinyl plank flooring, the dining room benefits from an aperture window and open doorway leading into the kitchen. Positioned to the rear of the home, the kitchen continues the same flooring and offers plenty of storage space along with views over the rear yard. Accessed from the lounge is a useful under-stair cloakroom area which in turn leads to a convenient ground floor WC.

To the first floor, the landing provides access to two well-proportioned bedrooms and the shower room. The generous principal bedroom is bright and airy, benefiting from built-in storage and ample space for furnishings. The second bedroom overlooks the rear yard and would make an excellent guest room, home office, or dressing room. Completing the accommodation is the shower room, which is accessed from the landing via two steps and serves both bedrooms.

Externally, the property enjoys a traditional frontage with on-street parking available nearby. To the rear is a private enclosed yard featuring flagged flooring for low-maintenance upkeep and a small raised decking area, providing the perfect spot for outdoor seating and relaxing during the warmer months. Combining character features, practical living space, and a highly convenient location, this attractive terraced home presents a fantastic opportunity for a variety of buyers seeking a property ready to enjoy from day one.









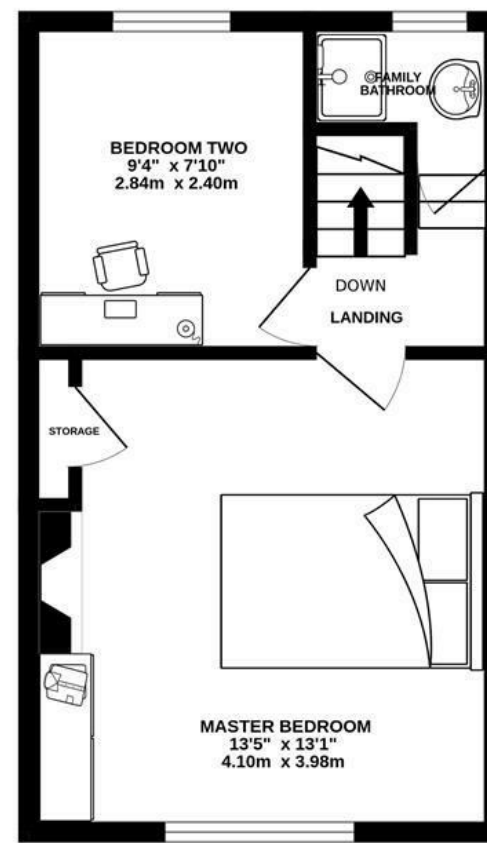
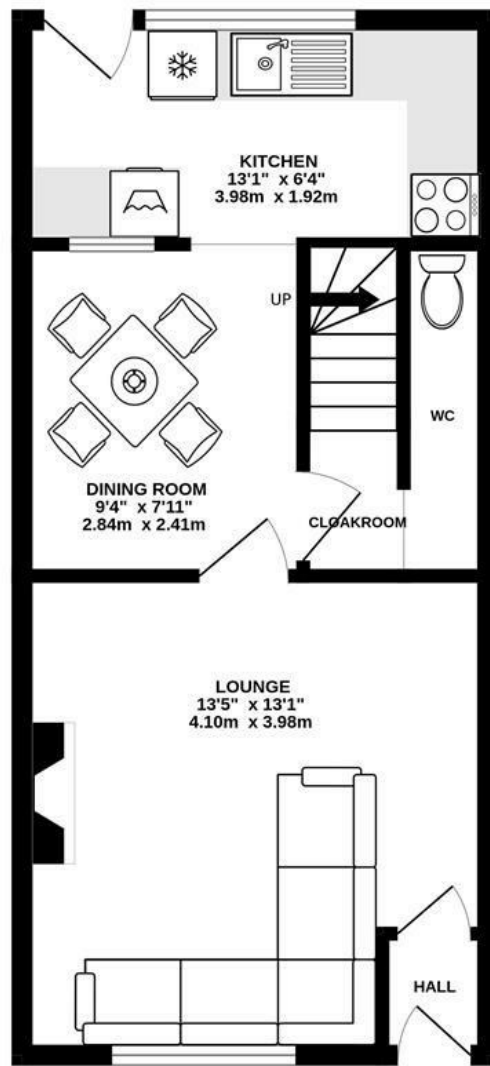




# BEN ROSE

GROUND FLOOR  
375 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>63</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	

