BEN ROSE



Lime Grove, Ashton-On-Ribble, Preston

Offers Over £339,950

Ben Rose Estate Agents are pleased to present to market this well-presented and spacious four-bedroom detached home, situated in the highly sought-after area of Ashton-on-Ribble, Preston. Offering generous and versatile living accommodation throughout, this well-maintained property is ideally suited to families and provides a comfortable and practical home with excellent potential for a variety of lifestyles.

The property is conveniently positioned close to a wide range of local amenities, including well-regarded schools, supermarkets and leisure facilities, while Preston city centre is just a short drive away. The surrounding area also offers an abundance of outdoor opportunities, with scenic walks around Ashton Park and Haslam Park, picturesque canal-side routes and the popular Guild Wheel all within easy reach. Excellent transport links are also close by, with easy access to the M6 and M55 motorways, regular bus routes and Preston train station, which provides direct connections to major cities including Manchester and London. The property is also well placed for St Bernard's and St Andrew's primary schools, Our Lady's Catholic High School, and is situated on a bus route providing access to Queen Mary's and King Edward's schools in Lytham.

Upon entering, the spacious hallway provides access to the stairs, office and lounge, while also creating a welcoming introduction to the home. The generously proportioned lounge is positioned to the front of the property and benefits from a front-facing window, allowing plenty of natural light into the room. The lounge enjoys an open-plan layout with the dining room and features an attractive electric fireplace with a marble surround, creating a pleasant focal point.

Also located to the front of the property the office is a particularly useful addition and is a good-sized room that could be utilised for a variety of purposes, including as a home office, playroom or additional guest bedroom, depending on the needs of the purchaser.

Moving back through the lounge, the dining room provides ample space for a large family dining table and forms part of the open-plan arrangement with the extension, which is currently utilised as a comfortable sitting room. The dining room also provides access through to the kitchen and the remainder of the ground-floor accommodation.

The sitting room is a lovely addition to the home, enjoying views over the rear garden and direct access outside via patio doors. The room benefits from Velux windows, allowing an abundance of natural light to flood the space and creating a bright and welcoming environment that is ideal for relaxing or entertaining.
Continuing through to the kitchen, there is a good range of wall and base units providing ample storage and preparation space, together with access to the side of the property. From the kitchen, there is also access to useful under-stair storage, which incorporates a pantry, as well as the converted garage.

The former garage has been thoughtfully converted to create a handy utility area, providing additional worktop space and room for both a washing machine and tumble dryer. The area also benefits from a convenient WC, adding further practicality to the ground-floor accommodation.

To the first floor, there are four bedrooms arranged from a spacious landing. Three of the bedrooms are comfortable doubles, while bedroom four is still a good-sized room and offers excellent flexibility depending on requirements. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room whilst bedroom two has the added benefit of a newly fitted Velux window. The remaining bedrooms provide versatile accommodation for family members, guests or home working.

The spacious landing also provides access to a well-proportioned family bathroom, which is fitted with a bath and shower over, together with an airing cupboard providing additional storage.

Externally, the property benefits from a generous wrap-around garden, which is primarily paved and complimented by a mature selection of shrubs and trees. The established planting creates a pleasant sense of privacy and provides a lovely outdoor setting for relaxing and entertaining. A particularly attractive feature is the summer house, which benefits from its own log burner, creating a fantastic additional space that can be enjoyed throughout much of the year. To the front, there is a generous driveway providing off-road parking for up to three vehicles, with two additional on-road parking spaces available to the side of the property.

Further benefits include a loft ladder providing access to the loft, which is partially boarded for additional storage. Overall, this is a well-maintained and spacious family home offering generous accommodation, versatile living space, excellent outdoor areas and convenient access to local amenities, schools and transport links. Early viewing is highly recommended to fully appreciate the size, layout and location of this appealing detached property.














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CATCHING
WE GET IT FROM
ONE ANOTHER






























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BEWARE OF
THE KIDS







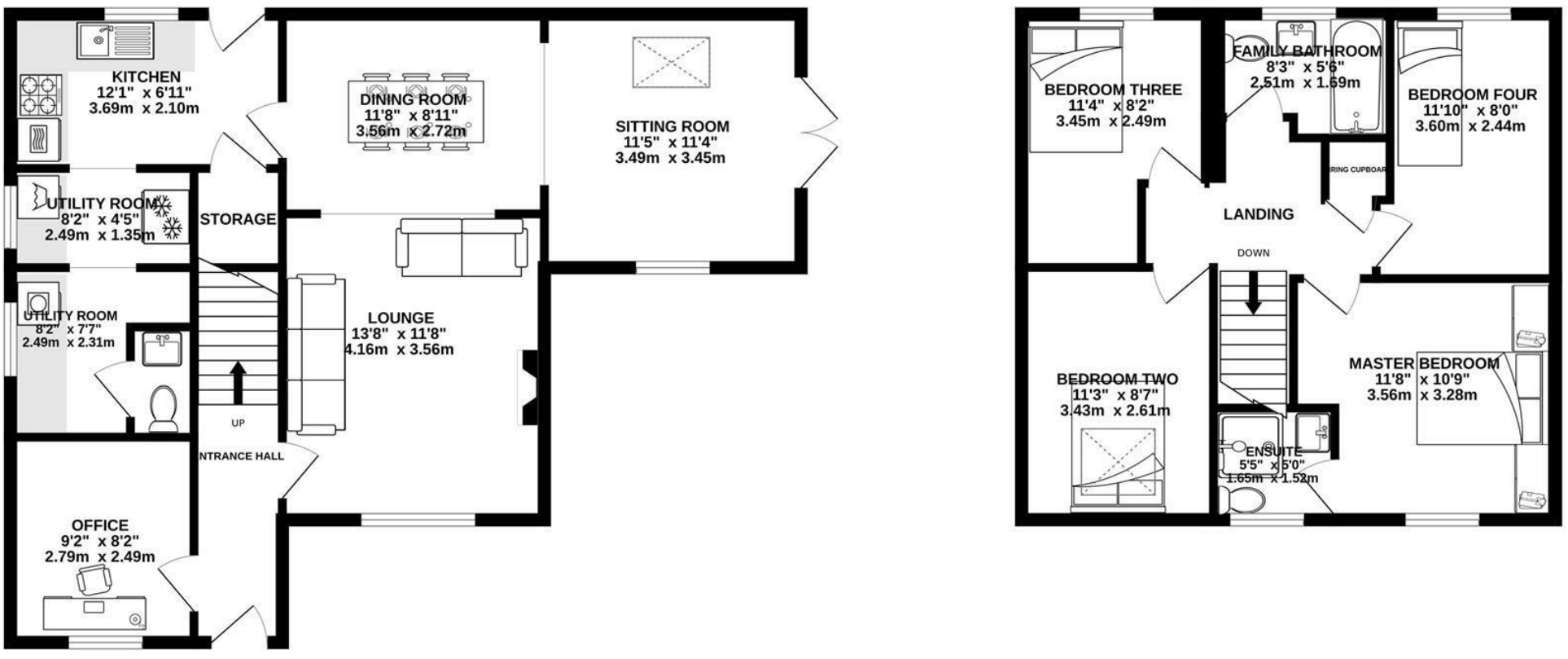




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GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.

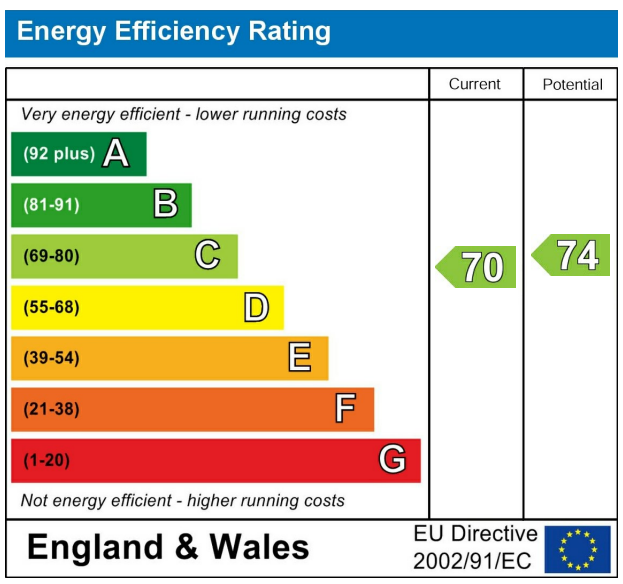
1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.

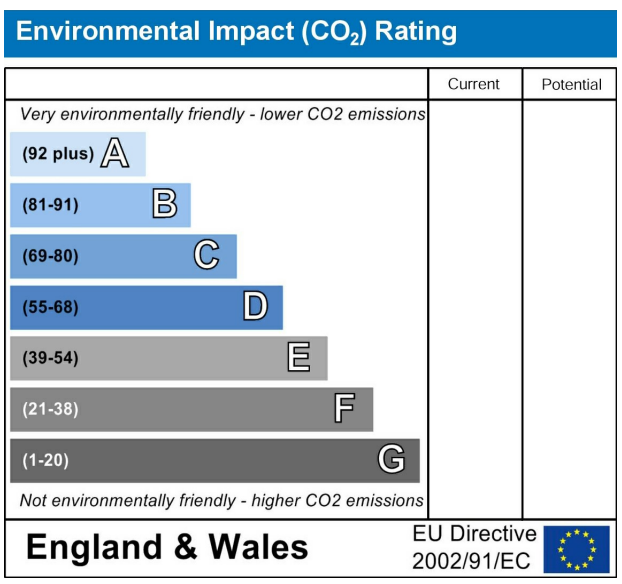


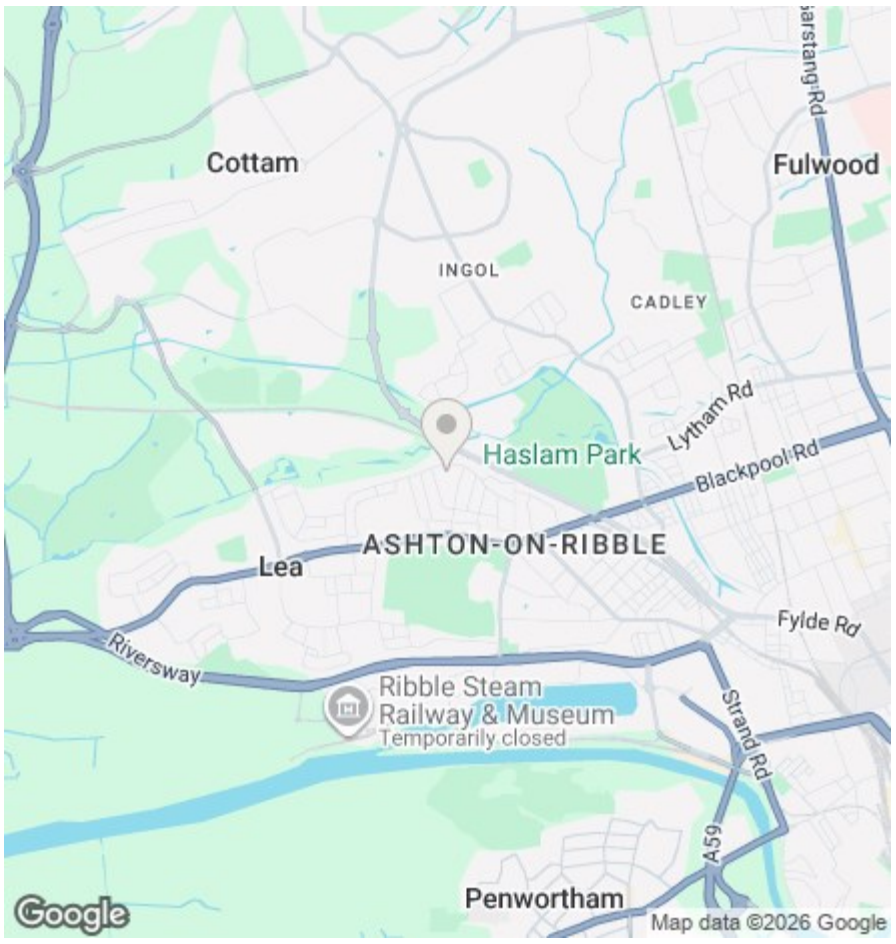
TOTAL FLOOR AREA : 1261 sq.ft. (117.1 sq.m.) approx.

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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