



Flett Street, Ashton-On-Ribble, Preston

Offers Over £109,950

Ben Rose Estate Agents are pleased to present to market this well-presented mid-terrace home, ideally situated on a quiet side street in the popular area of Ashton-on-Ribble, Preston. Offering spacious living accommodation, two well-proportioned bedrooms and a low-maintenance rear yard, this property would be an excellent choice for first-time buyers, young couples or those looking to downsize. The area is well placed for a range of everyday amenities, with local shops, supermarkets, cafés and eateries available nearby, alongside a selection of schools, parks and leisure facilities. Preston city centre is easily accessible, offering an extensive choice of shopping, restaurants and entertainment, as well as access to the University of Central Lancashire. For commuters, the area benefits from regular bus services connecting to the city centre and surrounding neighbourhoods, whilst Preston railway station provides rail links to destinations including Manchester, Liverpool and London. The nearby A583 and A6 offer convenient road connections across the region, with access to the M6 motorway for wider travel.

Entering the property, a welcoming vestibule leads through into the spacious lounge, which offers ample room for a range of furnishings and provides a comfortable setting for relaxing or entertaining guests. A feature fireplace adds character to the room, creating an attractive focal point for the living space. Continuing through the property, the well-appointed kitchen is fitted with the essential units and worktop space needed for everyday cooking, whilst under-stairs storage provides a practical solution for keeping household items neatly tucked away. The kitchen also houses the staircase leading to the first floor, making efficient use of the available space.

Heading upstairs, the landing provides access to the two bedrooms and family bathroom. The master bedroom is particularly spacious, offering plenty of room for a double bed, additional furnishings and storage, creating a comfortable retreat at the end of the day. The second bedroom provides a versatile space that could be used as a guest room, nursery or home office, making it particularly appealing to couples who work from home or require additional flexibility. Completing the first floor is the three-piece family bathroom, which is finished to a good standard and benefits from built-in storage, helping to keep the space practical and uncluttered.

Externally, the property is situated along a quiet side street, offering a pleasant residential setting. The home benefits from a private rear yard that is designed for straightforward maintenance. There is sufficient space to accommodate a bistro set, providing an inviting spot to enjoy a morning coffee or relax outdoors during the warmer months. An additional outbuilding offers useful storage for garden equipment and other household essentials. Overall, this lovely home combines comfortable accommodation, practical storage and a convenient location, making it an ideal opportunity for first-time buyers or young couples looking to take their first step onto the property ladder.

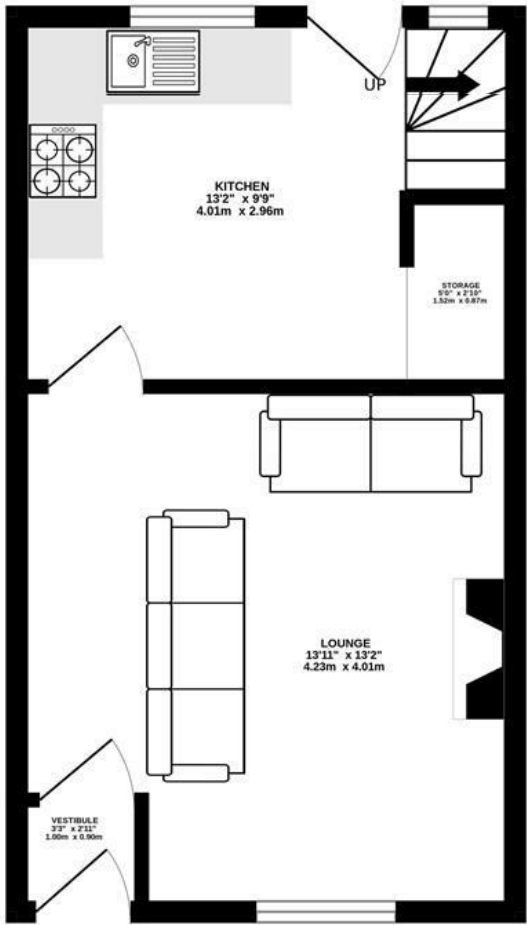




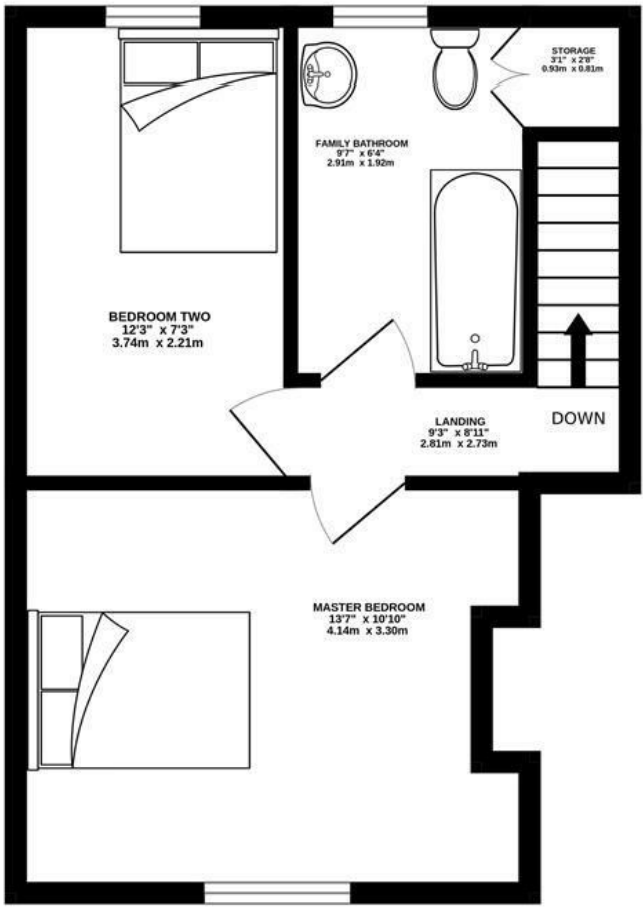


BEN ROSE

GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	54	85
(81-91) B		
(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

