BEN ROSE



## Ashworth Grove, Preston

## Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this spacious mid-terrace home, offering generous living accommodation and three well-proportioned double bedrooms, making it an excellent choice for growing families seeking a property with plenty of room to relax and entertain. Ideally situated in Preston, the home enjoys an attractive outlook towards the River Ribble, with a local park nearby providing a welcome outdoor space for families to enjoy. Everyday amenities, including shops, supermarkets, schools and leisure facilities, can be found throughout the surrounding area and within easy reach of Preston city centre, which offers a wider selection of retail, dining and entertainment options. A bus stop conveniently located on the street provides access to local routes, whilst Preston railway station offers connections to destinations including Manchester, Liverpool and London. The nearby A6 and M6 motorway also provide excellent road links for commuters travelling across Lancashire and further afield, making this an appealing location for families looking for both convenience and connectivity.

Entering the property, the welcoming entrance hall provides access to all the principal ground-floor rooms, alongside the staircase leading to the first floor. Positioned at the front of the home, the lounge is a spacious and inviting reception room, featuring a charming fireplace and a large bay window that allows plenty of natural light to fill the space. Moving through the property, the dining room offers another generously sized reception area, opening into a substantial family room to create a versatile arrangement for modern family living. Both rooms benefit from their own fireplaces, adding character and providing attractive focal points, whilst the open-plan layout offers excellent flexibility for entertaining guests, enjoying family meals or creating separate areas for relaxation and everyday activities. Completing the ground floor is the well-appointed kitchen, which offers ample worktop space and a good selection of cupboards to accommodate everyday cooking and storage needs. Useful additional understairs storage can also be accessed from the kitchen, helping to keep the living areas organised and clutter-free.

Heading upstairs, the landing provides access to three generously proportioned double bedrooms, offering excellent accommodation for families, couples or those requiring additional space for guests and working from home. The master bedroom is particularly well equipped, benefiting from multiple built-in wardrobes and a dedicated dressing table, creating a practical and comfortable personal space with plenty of storage. The second bedroom is another spacious double room, featuring its own built-in wardrobe, whilst the third bedroom offers further versatility alongside a large storage area, making it ideal for a child's bedroom, guest room or home office. Completing the first floor is the three-piece family bathroom, conveniently positioned to serve all three bedrooms and the wider household.

Externally, the property benefits from a gated driveway to the front, providing off-road parking, with an attractive lawn positioned to one side of the driveway. Across the road, views towards the River Ribble add to the setting, whilst the nearby park provides a convenient spot for outdoor recreation and family walks. To the rear, the property features a good-sized yard enclosed by brick walls, offering a private and practical outdoor area with ample room for outdoor furniture, summer dining or relaxing in the warmer months. The space also presents an opportunity for new owners to personalise the exterior to suit their own tastes and requirements. Overall, this spacious home combines three double bedrooms, generous reception rooms and practical outdoor space with a convenient Preston location, making it an excellent opportunity for families seeking a characterful property with plenty of scope to make their own.













































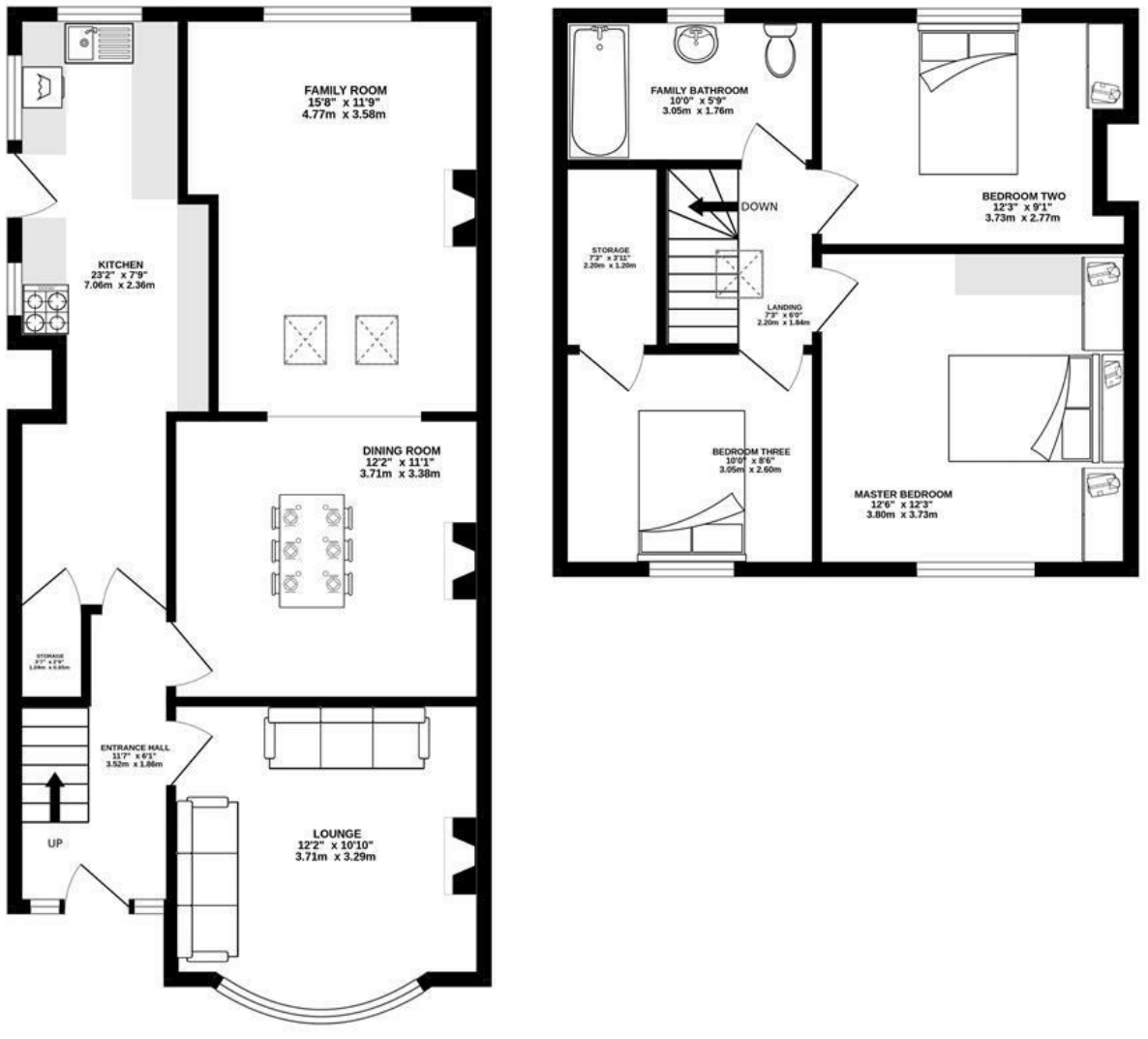




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GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

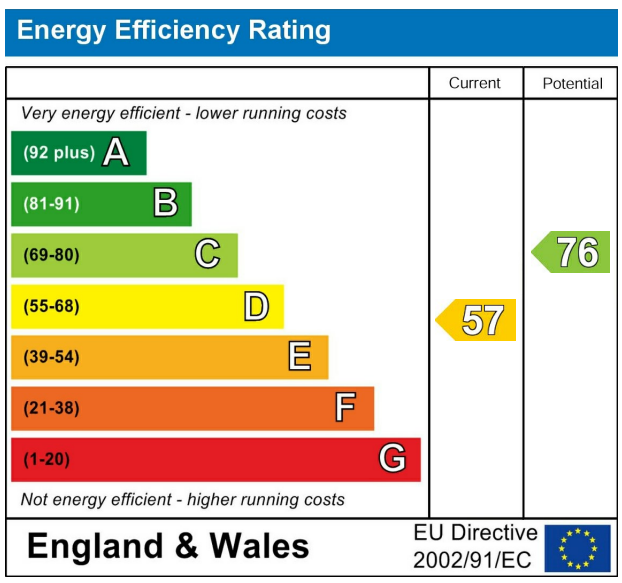
1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.

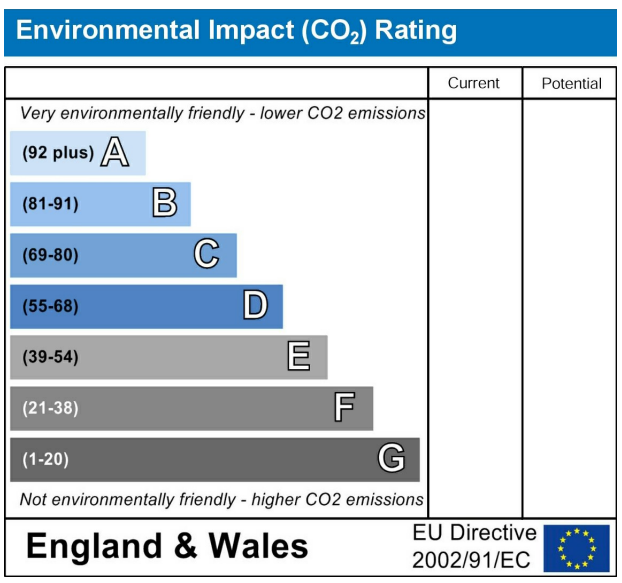


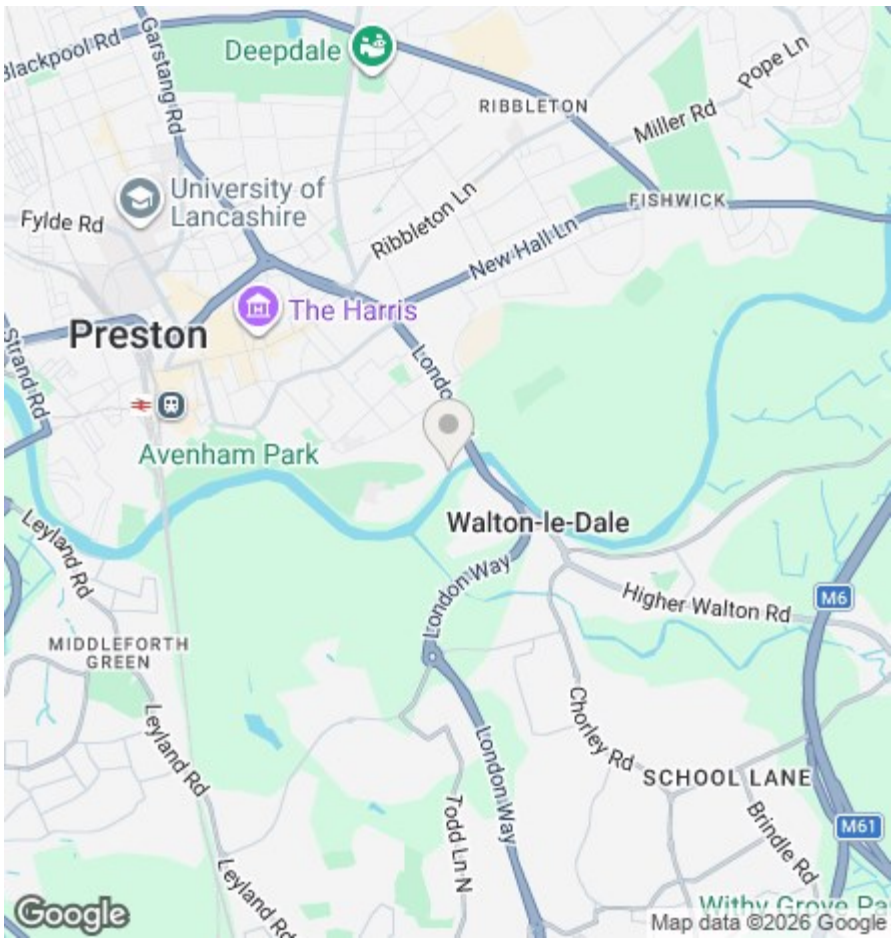

TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

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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