



Moorcroft Crescent, Ribbleton, Preston

Offers Over £175,000

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom semi-detached home with No Onwards Chain, ideally suited to families and first-time buyers alike, situated in the popular residential area of Ribbleton, Preston. This lovely home offers comfortable and practical living space throughout, with a warm and welcoming feel that is ready to move straight into. Ribbleton is a well-established community with a range of local shops, supermarkets and schools all within easy reach, making it a convenient choice for family living. There are excellent transport links nearby, including regular bus routes into Preston city centre and surrounding areas. Preston railway station is just a short drive away, offering direct connections to Manchester, Liverpool and London, while the M6 and M55 motorways are easily accessible for commuters. The property is also within easy reach of local parks and leisure facilities, adding to its appeal for growing families.

Upon entering the home, you are welcomed into the entrance hall which provides access to the first floor staircase and leads through to the spacious lounge. The lounge is a bright and inviting space, centred around a charming feature log burning stove that creates a cosy focal point, perfect for relaxing evenings in. From here, the layout flows naturally into the dining room, offering ample space for a family dining table and chairs, ideal for both everyday meals and entertaining guests. Continuing through, you will find the good sized kitchen, which offers plenty of worktop and storage space, making it a practical area for busy family life. The ground floor layout has a comfortable flow, ensuring each room feels connected yet distinct.

Heading upstairs, the landing provides access to all three bedrooms and the family bathroom. Two of the bedrooms are generous doubles, offering plenty of room for wardrobes and additional furnishings, while the third bedroom is ideal as a child's room, nursery or home office. The family bathroom is conveniently positioned and serves all bedrooms, completing the first floor accommodation. Additionally, the property benefits from a recently installed new boiler, providing peace of mind and improved energy efficiency for the new owners.

Externally, the property offers a single gated driveway to the front, providing off-road parking for one vehicle, alongside several lawned areas and mature bushes that enhance the home's kerb appeal. To the rear, there is a private fenced garden featuring low-maintenance astroturf and a paved seating area, ideal for outdoor furniture and enjoying the warmer months. This outdoor space is perfectly suited to children at play or for hosting family and friends. Overall, this is a fantastic opportunity to acquire a well-located and thoughtfully laid out family home in a convenient and popular area of Ribbleton.







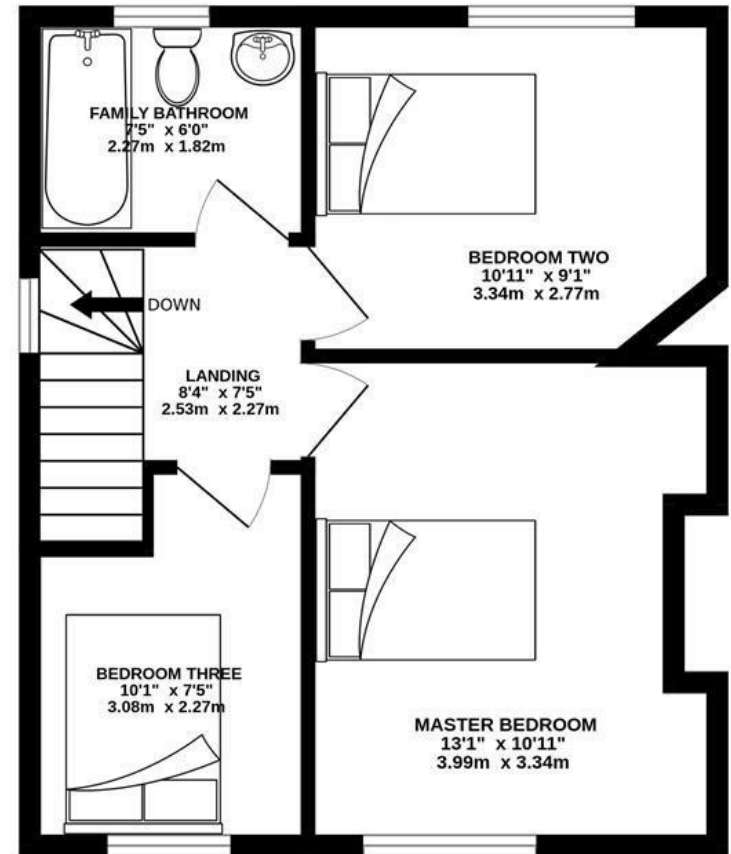
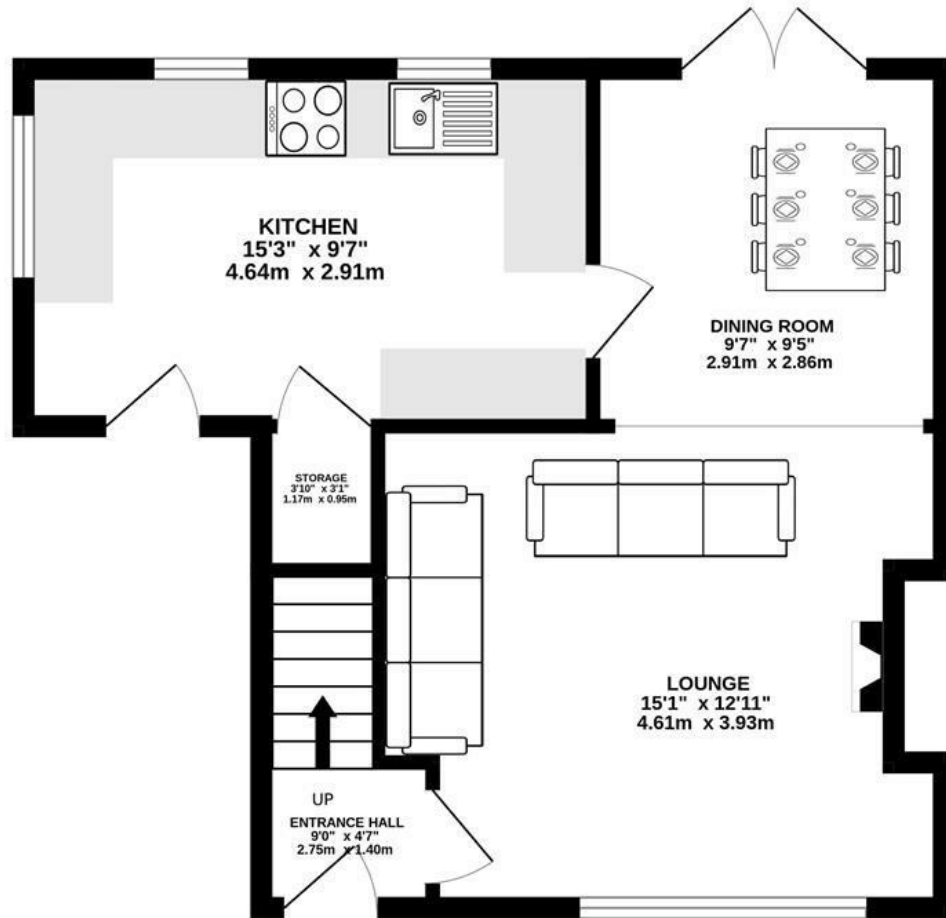






GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
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

