



Acer Grove, Ribbleton, Preston

£127,500

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom, semi-detached home located in the heart of Ribbleton, Lancashire. Ideal for first-time buyers and those looking to downsize, this inviting property offers comfortable living spaces in a well-connected location. Ribbleton provides a range of convenient amenities, including local shops, parks, and schools. For commuters, the property benefits from excellent travel links, with easy access to the M6 motorway and nearby bus routes offering quick connections to surrounding towns and cities, making it a prime choice for convenient yet peaceful living.

Stepping into the ground floor, you are welcomed into a spacious lounge, ideal for relaxation and entertaining alike. This bright and airy room boasts ample natural light, creating a warm and inviting atmosphere. From here, the property flows into the modern kitchen/diner, which is equipped with sleek cabinetry and nice finishes. This space comfortably accommodates a family dining table, perfect for casual meals or hosting guests. There is also convenient under-stair storage, enhancing the practicality of the home and ensuring ample space for household essentials.

Moving to the first floor, you'll find two well-proportioned bedrooms, each offering a comfortable space for rest and relaxation. The main bedroom is generously sized, while the second bedroom serves as an ideal guest room, children's room, or home office, depending on your needs. Completing the upper floor is a three-piece family bathroom, fitted with a bath and WC. Additional storage on this floor ensures the home remains clutter-free.

Outside, the property provides off-road parking for residents and guests alike. The home also features a secluded rear garden, complete with flower beds and patio area, perfect for outdoor entertaining or unwinding in privacy. This charming property combines a desirable location with comfortable living spaces.



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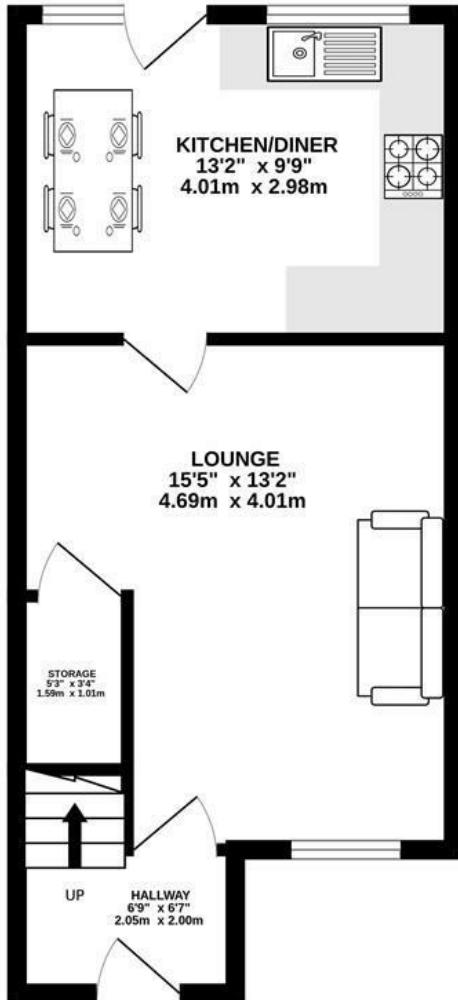


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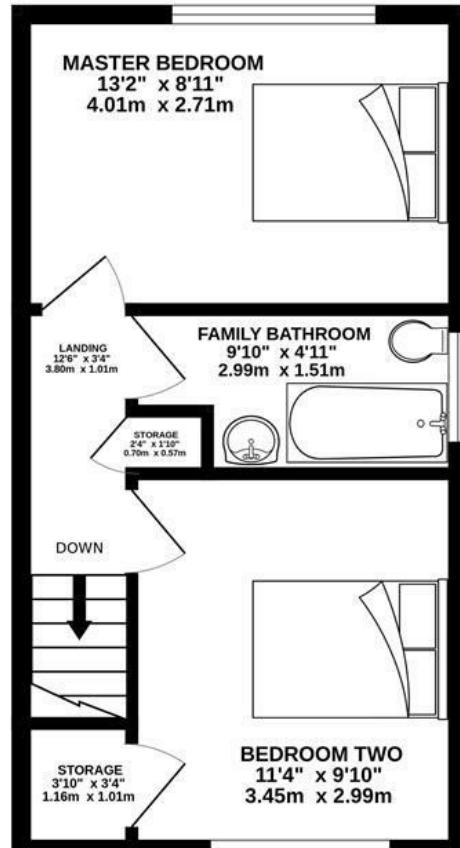


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GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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 indicative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures 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		
(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		
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Not environmentally friendly - higher CO ₂ emissions			
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