



**Thornley Road, Ribbleton, Preston**

**Offers Over £159,950**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached home, situated within the sought-after area of Ribbleton, Preston. The property offers convenient access to Preston city centre and is within close proximity to excellent local schools, shops, and amenities. With Grange Park located directly opposite, residents can enjoy a picturesque setting ideal for leisurely walks and outdoor activities. The home also benefits from superb transport links, including Preston train station and easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into an inviting entrance hallway, where a staircase with useful under-stairs storage leads to the upper level. To the left, you will find a spacious lounge/diner spanning the full length of the home, benefiting from dual-aspect windows to the front and rear, allowing for an abundance of natural light.

Returning through the hallway, you enter the modern kitchen, which offers ample storage and is fitted with an integrated oven, hob, microwave, and warming drawer. The kitchen leads through to a practical utility room, providing additional storage and space for freestanding appliances, along with a door leading out to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms, along with a contemporary three-piece shower room. The property also benefits from having access to a half boarded loft creating a great space for extra storage.

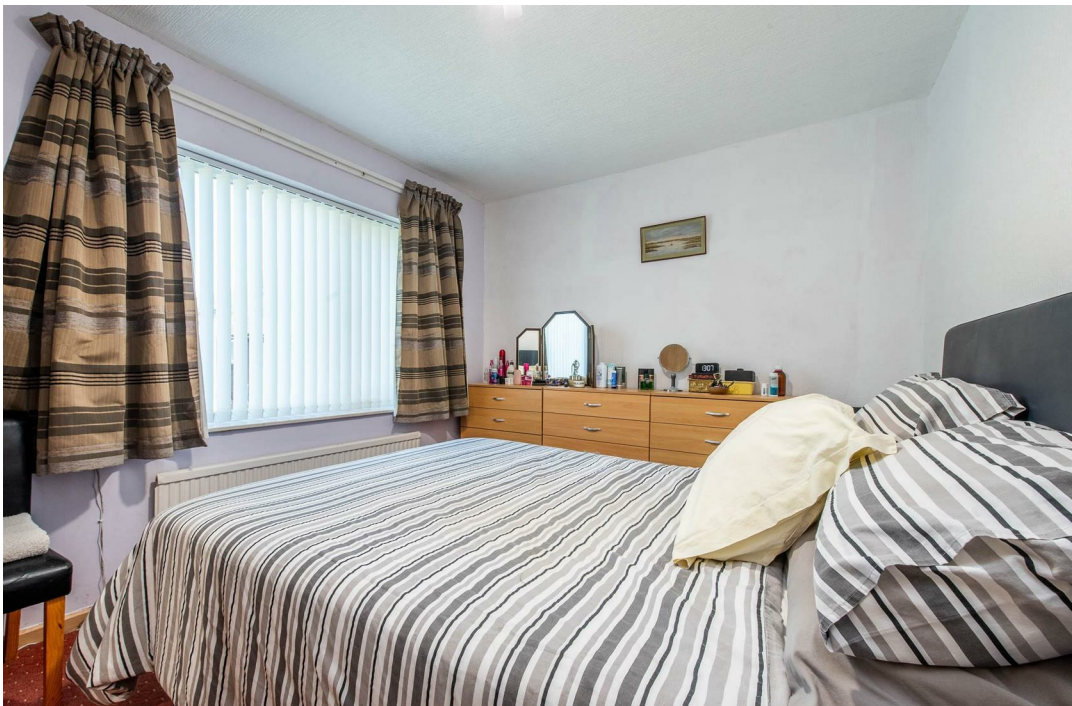
Externally, the front of the property features a well-maintained garden alongside a private driveway, providing off-road parking for multiple vehicles. The driveway extends through double gates to the side of the property, offering further parking and access to a detached single garage. The garage is equipped with power and lighting and benefits from both front and side access.

To the rear, there is a generously sized, south-facing garden, featuring a spacious lawn and a paved patio area—perfect for relaxing, entertaining, and enjoying sunshine throughout the day. The property also benefits from having solar panelling with battery storage.

Early viewing is highly recommended to avoid any potential disappointment.







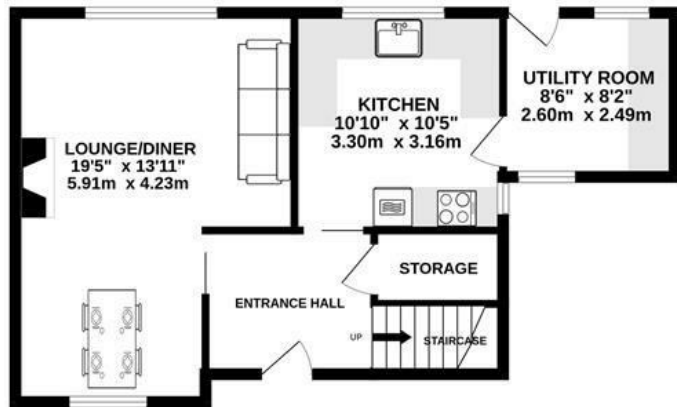
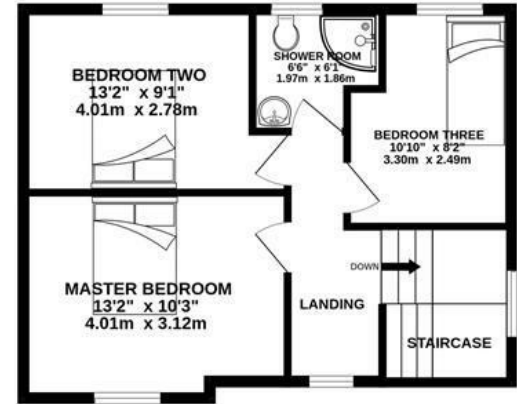
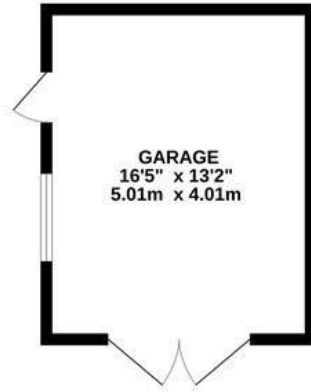






GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.

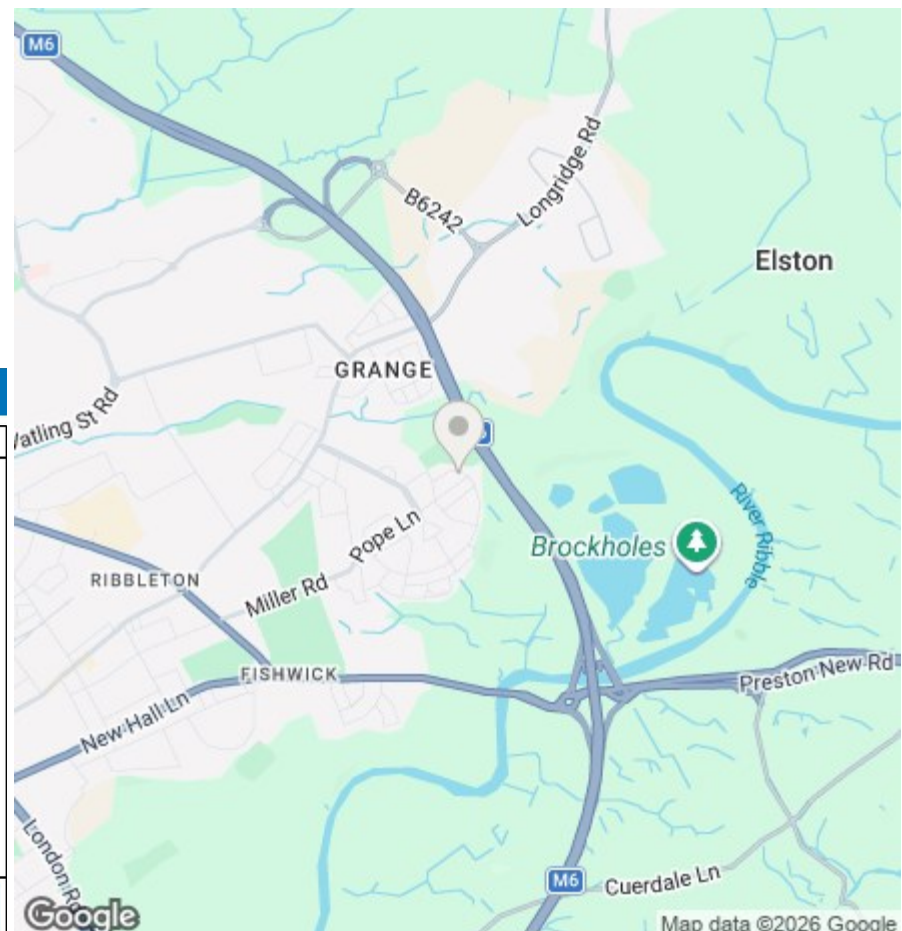


TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.

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 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) <b>A</b>		<b>92</b>	<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	