BEN ROSE



Church Walk Gardens, Ribbleton, Preston

Offers Over £209,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom townhouse, ideally suited to growing families looking for a spacious and versatile home in the popular residential area of Ribbleton, Preston. Arranged over three floors, the property offers a well-planned layout with generous living accommodation, three well-proportioned bedrooms, a newly fitted kitchen and the added benefit of an integrated garage. The home is conveniently positioned for a range of local amenities, including shops, supermarkets, well-regarded schools and leisure facilities, making it an excellent choice for family living. Nearby green spaces, including Ribbleton Park, provide opportunities for outdoor recreation, while Preston city centre is just a short distance away, offering an extensive selection of shopping, dining and entertainment options. The area is also well connected, with regular bus services providing access into Preston and the surrounding areas, whilst Preston railway station offers direct connections across the West Coast Main Line. For commuters, the nearby M6 provides convenient access to the wider motorway network, including the M55 towards Blackpool and the M65 towards Blackburn and Burnley.

Upon entering the property, you are welcomed into a bright and airy reception hallway, with the staircase positioned off and access to the ground floor accommodation. Immediately to the right is a convenient two-piece WC, ideal for guests and everyday family use. Continuing straight ahead, you enter the impressive newly fitted kitchen diner, which provides an excellent space for both cooking and family dining. The kitchen benefits from a contemporary range of fitted units, complemented by a selection of integrated appliances and ample storage, including a particularly useful run of integrated cupboards spanning the right-hand side. There is generous room for a family dining table, while linoleum flooring adds a stylish and practical finish. A rear-facing window allows natural light to fill the space, with glazed double doors providing direct access out to the rear garden, creating a lovely connection between the indoor and outdoor living areas.

Moving up to the first floor, the landing provides access to the second bedroom, positioned to the left and featuring a front-facing window which allows plenty of natural light into the room. Continuing further along the landing, you will find the three-piece family bathroom, finished with tiled walls, vinyl flooring and a shower positioned over the bath. Directly ahead is the spacious first-floor lounge, offering a particularly attractive living space with pleasant views overlooking the rear garden and beyond. A standout feature of this room is the impressive media wall, complete with integrated shelving to either side, providing an attractive focal point and useful space for displaying personal items. Glazed double doors, accompanied by full-height glazed panels either side, open onto a Juliet balcony, allowing plenty of natural light to flood the room while providing an appealing outlook across the surrounding greenery.

Ascending to the second floor, the landing provides access to the third bedroom, positioned to the left and featuring a striking front-facing full-height window, creating a bright and inviting space. Further along the landing, there are two useful storage cupboards positioned to either side, providing valuable additional storage for family belongings. Straight ahead, a door leads through to the impressive master bedroom, which offers a comfortable and private retreat away from the main living areas. The room benefits from a rear-facing window, integrated wardrobes spanning the left-hand side and its own private ensuite facilities. The ensuite is fitted with a three-piece suite, comprising a corner shower, WC and wash basin, with tiled walls and vinyl flooring completing the space.

Externally, the property benefits from a tarmacked driveway to the front, providing off-road parking for one vehicle and leading directly up to the integrated garage, offering additional storage or secure parking. To the right-hand side, a flagged pathway leads towards the open porch and main entrance, creating an attractive approach to the home. To the rear, there is a neatly arranged, fenced garden featuring low-maintenance artificial grass, making it an ideal space for families to enjoy throughout the year. A gravelled section sits to the right-hand side, while a small flagged patio extends across the rear of the property, providing a pleasant spot for outdoor seating and entertaining. Beyond the rear boundary, a collection of tall, mature trees creates an attractive green backdrop, adding a welcome sense of greenery and privacy to the outdoor space. Overall, this is a beautifully presented and thoughtfully arranged family home, offering versatile accommodation across three floors, a recently fitted kitchen, an integrated garage and convenient access to Preston's amenities and transport links. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.







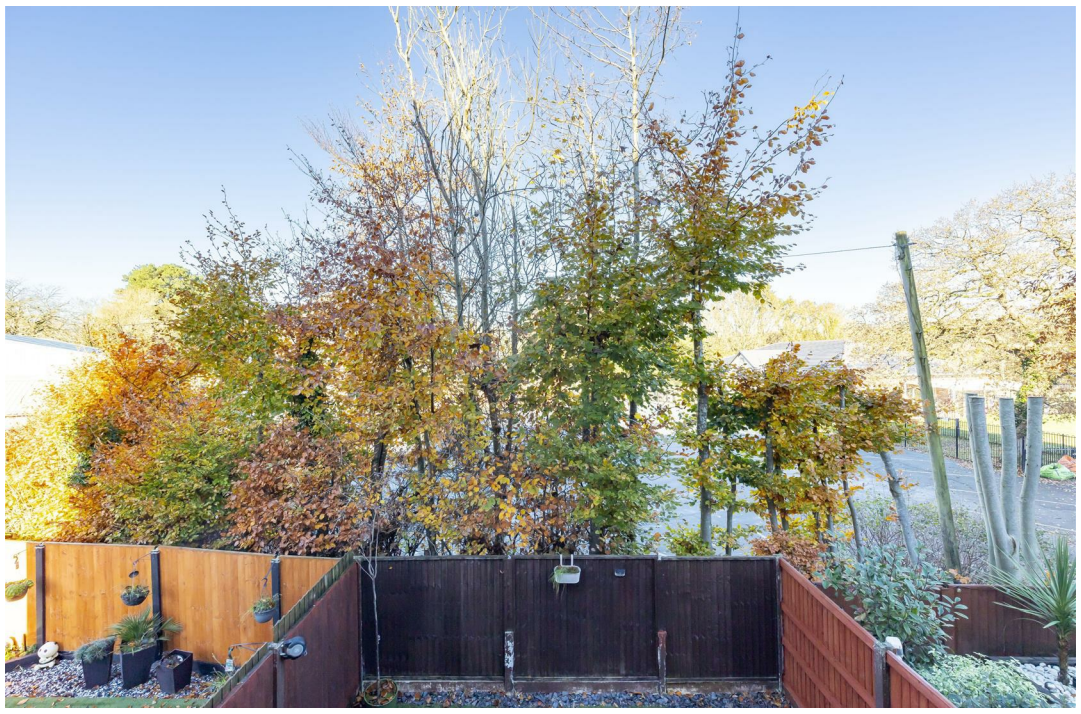






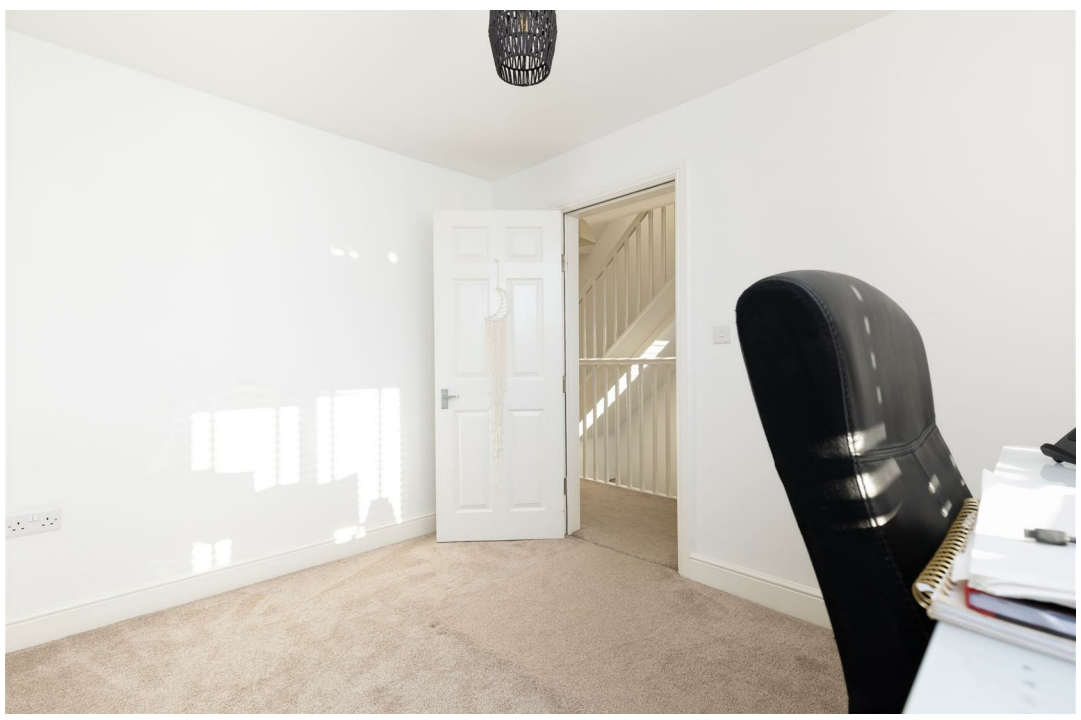












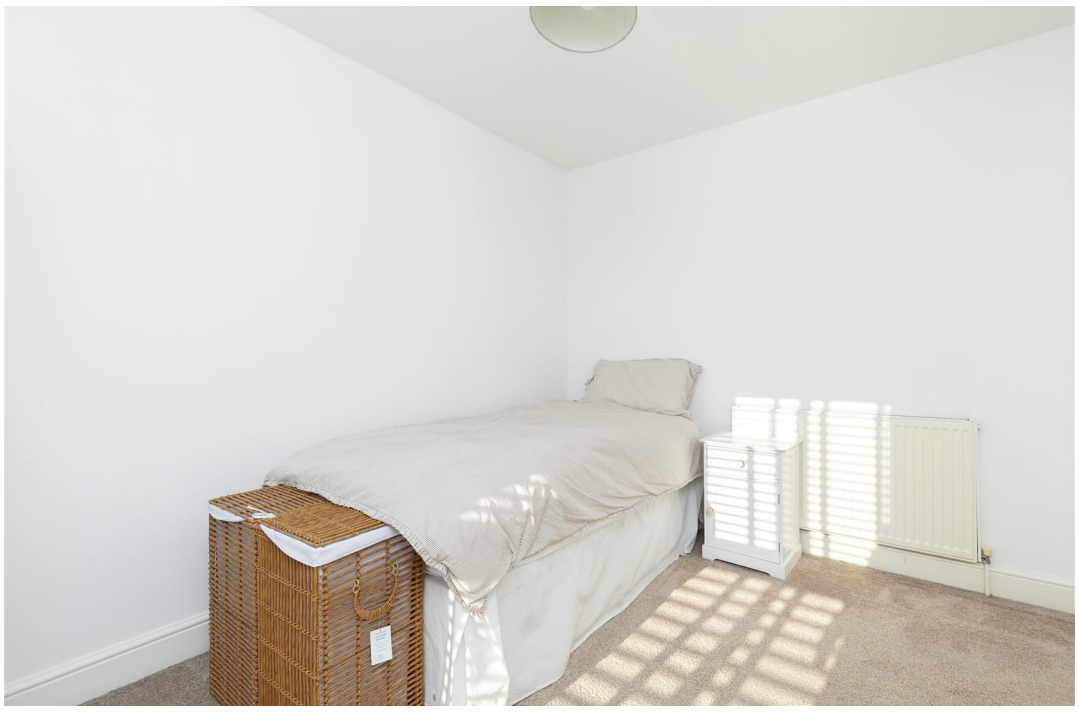


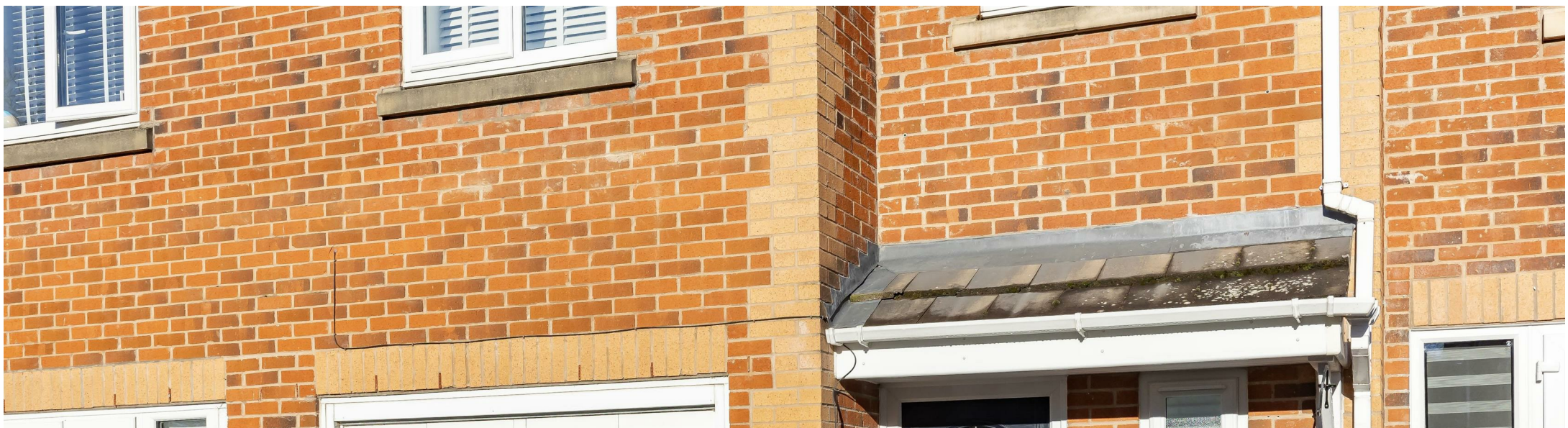
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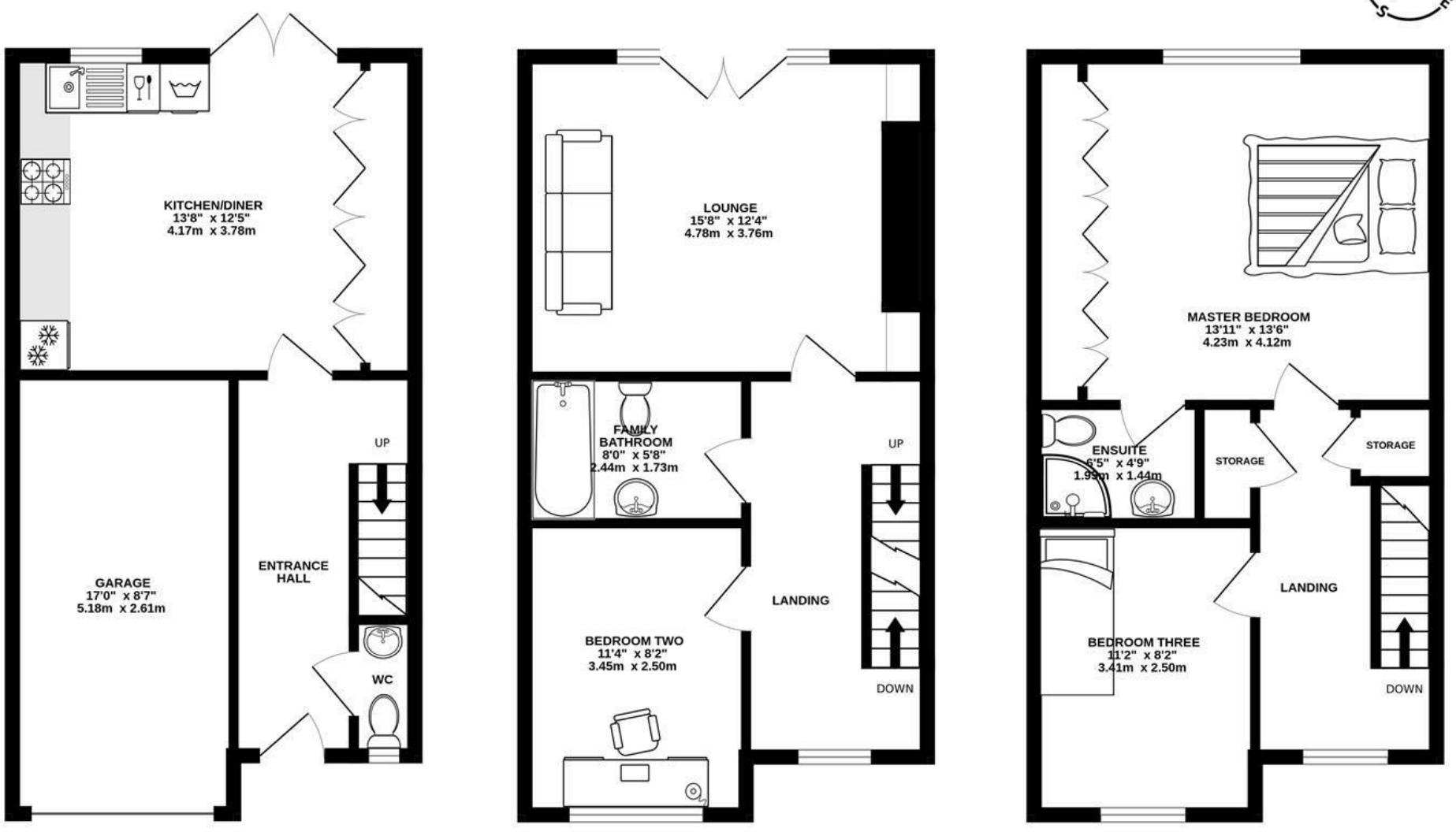


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GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.

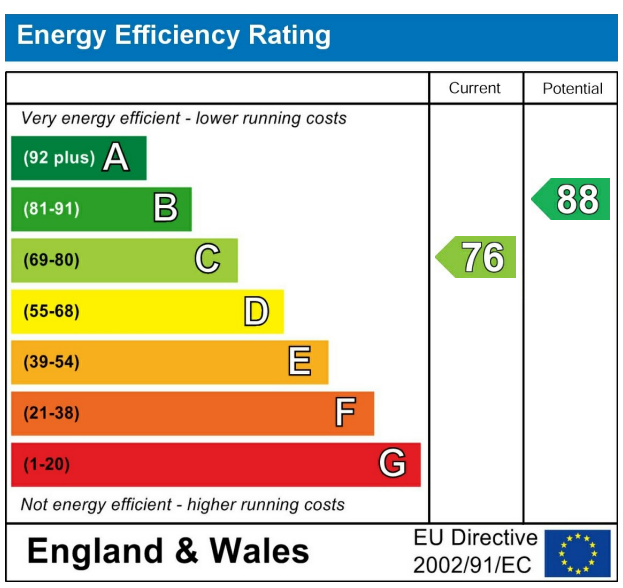
2ND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

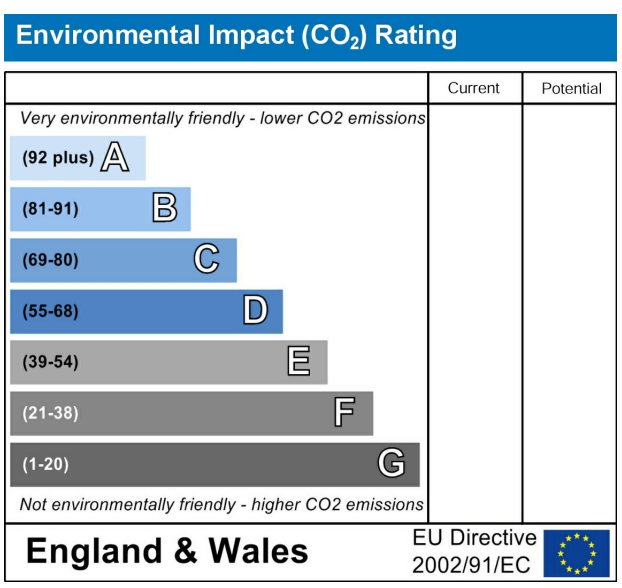


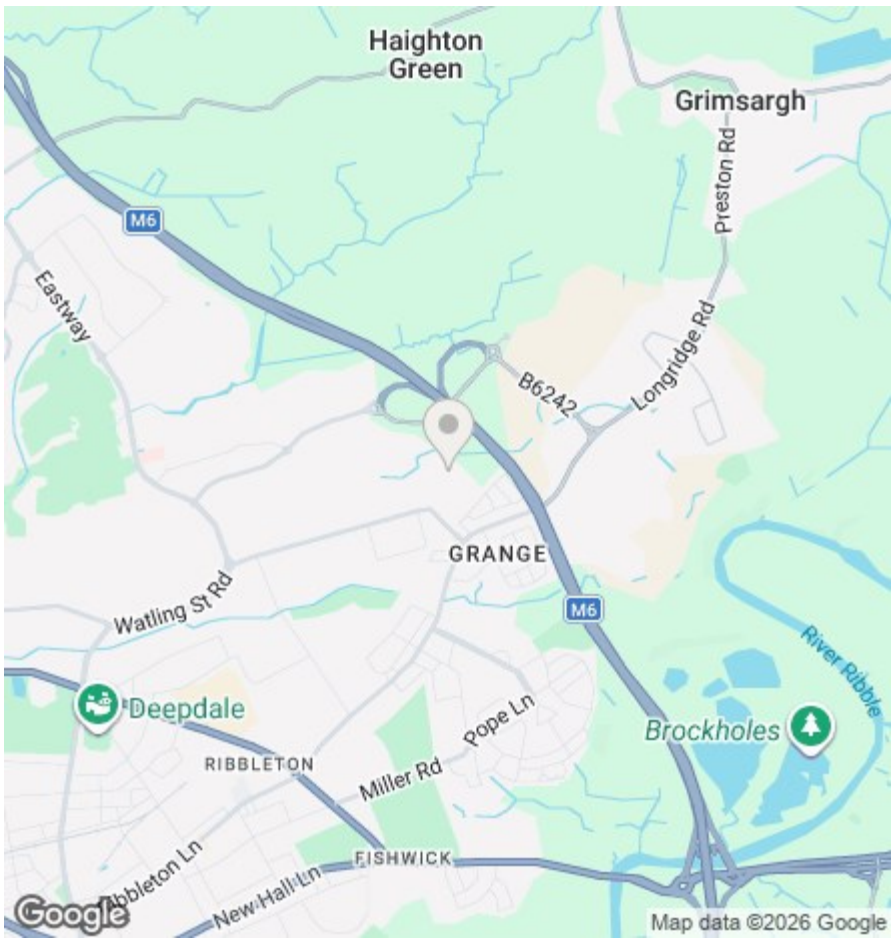
TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.

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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