



Woodside Avenue, Ribbleton, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, occupying a generous plot within the popular residential area of Ribbleton, Preston. Offering spacious and well-proportioned accommodation throughout, the property combines character features with a number of modern improvements, making it an appealing choice for families looking for a comfortable home with excellent outdoor space. Ribbleton provides convenient access to a wide range of everyday amenities, including local shops, supermarkets, schools, parks and leisure facilities, whilst Preston city centre is just a short drive away, offering an extensive selection of shopping, dining and entertainment options. The area is also well placed for commuters, with regular bus services providing links into Preston and surrounding areas, Preston railway station offering mainline connections towards Manchester, Liverpool and Blackpool, and excellent access to the M6 motorway for travel throughout the North West. Nearby towns including Bamber Bridge, Leyland and Chorley are also readily accessible.

Stepping inside, the porch leads into the welcoming entrance hall, providing access to the principal ground floor rooms and stairs to the first floor. The spacious dining room is an impressive first reception space, featuring a large bay window which floods the room with natural light and a beautifully detailed feature fireplace that provides an attractive focal point. Continuing through the property, the equally generous lounge offers a further characterful fireplace, while double doors provide a pleasant outlook over the rear garden and create a natural connection between the indoor and outdoor spaces. Completing the ground floor is the well-equipped kitchen, offering ample cupboard and worktop space alongside multiple windows which ensure the room remains bright and welcoming. The property also benefits from new front and rear doors, adding to the home's modern appeal.

Heading upstairs, the landing provides access to all three bedrooms and the family bathroom. The master bedroom is a particularly spacious room and benefits from an attractive bay window, creating a bright and characterful master bedroom. The second bedroom is another well-proportioned room with the added benefit of built-in wardrobes, providing useful storage, whilst the third bedroom offers excellent flexibility and would make an ideal child's bedroom, nursery or home office for those working from home. Completing the first floor is the family bathroom, which is fitted with a large shower and benefits from multiple windows providing plenty of natural light. Further storage is available within the boarded loft, which benefits from electricity and pull-down stairs. Offering a useful additional space for storage or hobbies, the loft also presents potential for conversion, subject to the necessary planning permissions.

Externally, the property enjoys an attractive frontage with a low bordering wall, mature hedging and a large paved driveway providing ample off-road parking for multiple vehicles. To the rear, the home truly comes into its own with an impressive and generously sized garden, featuring a large lawn, mature flower beds and paved pathways creating a variety of areas to enjoy. There is ample space for outdoor furniture and entertaining, alongside two useful sheds providing excellent storage and a pergola offering a pleasant sheltered seating area. At the far end of the garden, newly installed fencing and landscaping create a secluded and beautifully finished space, complete with further flower beds and an Indian sandstone-paved seating area which provides an ideal spot for relaxing and enjoying the garden during the evening. New double glazing to the front of the home further enhances its appeal. Overall, this is a spacious and characterful family home offering generous accommodation, attractive original features, useful modern improvements and an exceptional rear garden, all within a convenient Preston location with excellent access to amenities, schools and transport links.

















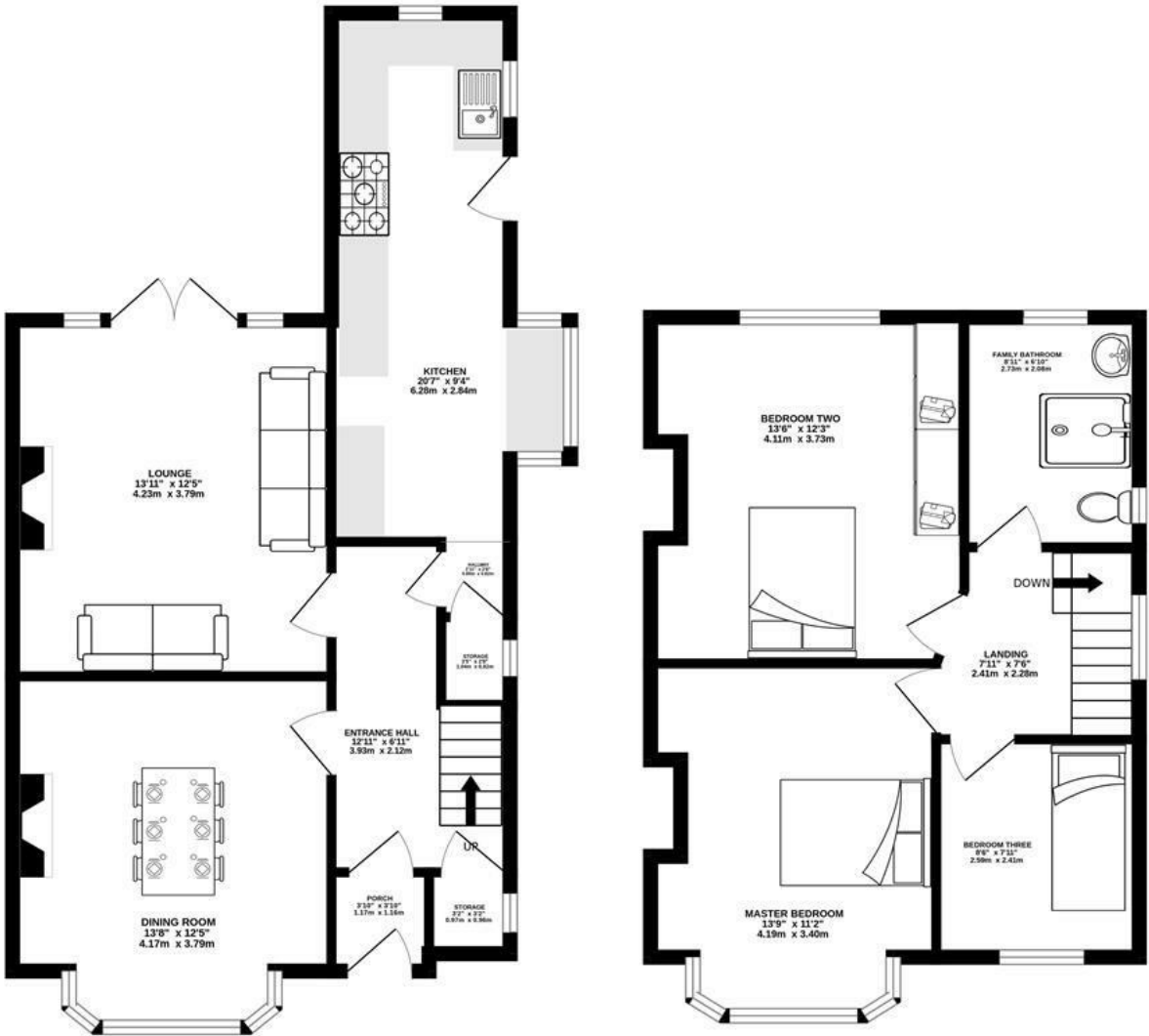




BEN ROSE

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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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		
	67	74
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 	

