BEN ROSE



Sandy Croft, Ribbleton, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached home, situated within a quiet cul-de-sac in the popular residential area of Ribbleton, Preston. Ideally positioned for convenient access to a wide range of local amenities, the property is close to shops, supermarkets, well-regarded schools and leisure facilities, making it an excellent choice for family living. Nearby green spaces, including Ribbleton Park, offer plenty of opportunities for outdoor recreation, while Preston city centre is just a short distance away, providing an extensive selection of shops, restaurants and entertainment options. The area is also well served by regular bus routes into Preston and the surrounding areas, with Preston railway station offering direct connections along the West Coast Main Line. For those commuting further afield, the nearby M6 provides excellent access to the wider motorway network, including the M55 towards Blackpool and the M65 towards Blackburn and Burnley.

Upon entering, the entrance hall provides access to the staircase, under stair storage and all ground floor accommodation. To the right is the kitchen/diner, which benefits from dual-aspect windows, allowing plenty of natural light to fill the space. The kitchen is fitted with ample wall and base units, an integrated hob and oven, along with a fridge freezer, while additional space is available for freestanding appliances. Adjoining this is a dedicated dining area with wall-mounted benches providing ample seating, creating a sociable space for family meals and entertaining.
Also accessed from the entrance hall, the generously proportioned lounge spans the length of the property and offers patio doors opening directly onto the rear garden, providing a lovely connection between indoor and outdoor living. Completing the ground floor is a convenient WC, positioned at the end of the entrance hall.

Moving upstairs, the landing gives access to three well-proportioned bedrooms and the family bathroom. The master bedroom is particularly generous in size, while bedrooms two and three both benefit from fitted wardrobes. Bedroom three is currently utilised as a home office, demonstrating the flexibility of the accommodation to suit a variety of needs. The family bathroom is modern in style and fitted with a contemporary three-piece suite, comprising a bath with overhead shower.

Externally, the property enjoys a large, low-maintenance rear garden, enclosed by tall fencing to provide a good degree of privacy. To the front, there is a good-sized yard offering a pleasant space to enjoy during the summer months, while vehicle-gated access leads to off-road parking for two cars. Set within a peaceful cul-de-sac, this well-presented home offers comfortable and practical accommodation in a convenient residential location. There is also access to a boarded loft space.




Let's Pretend
I'll pretend I like cooking and you pretend it tastes nice
Life is Beautiful
Hotpoint











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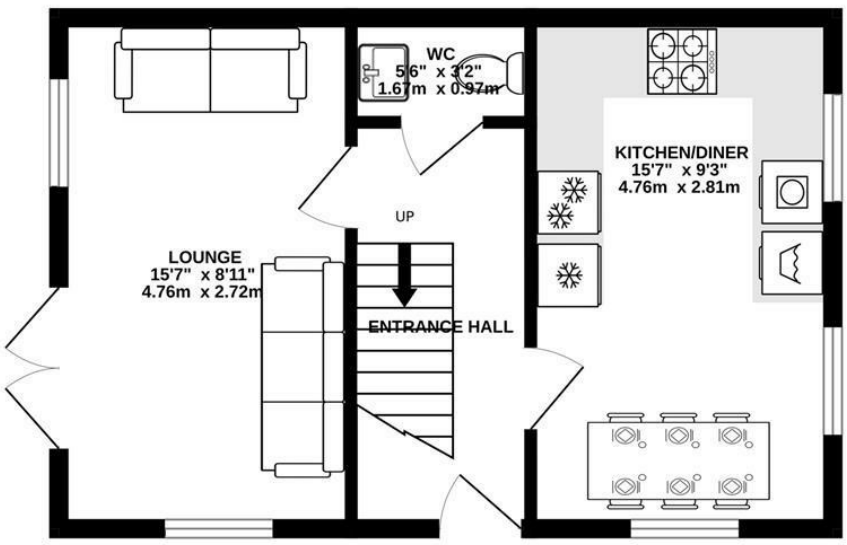
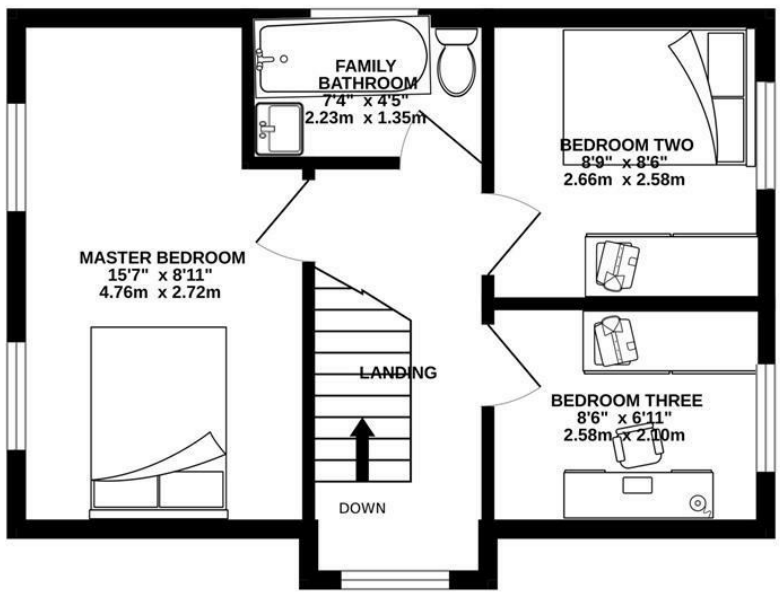
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.





TOTAL FLOOR AREA : 735 sq.ft. (68.2 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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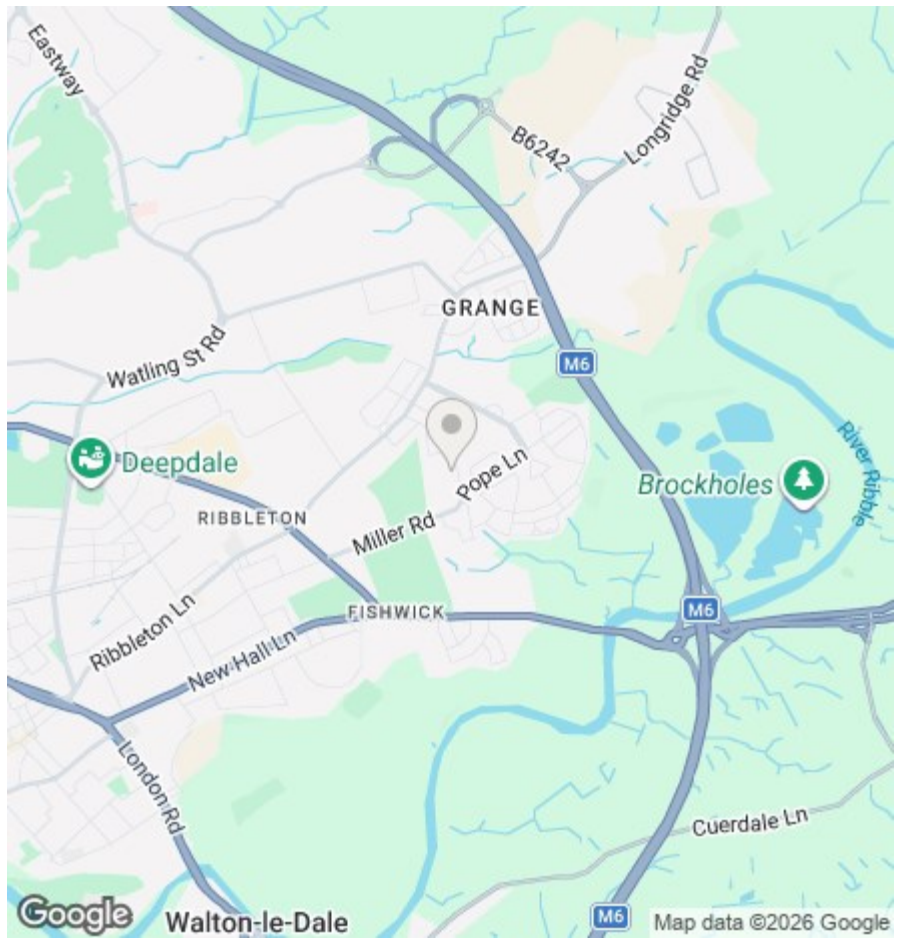

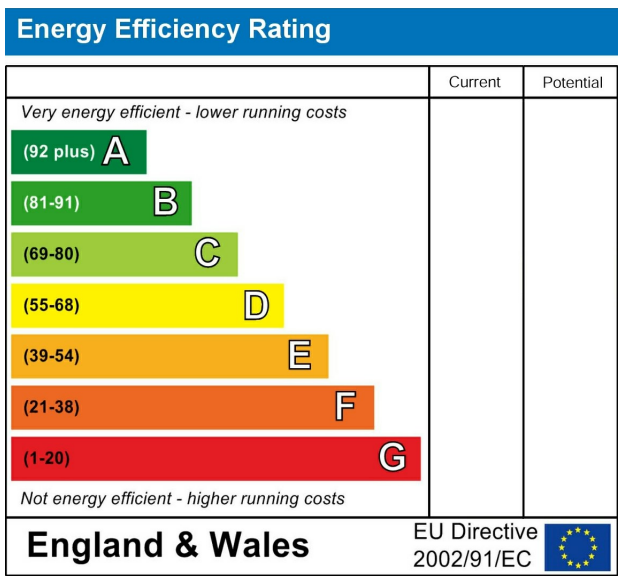

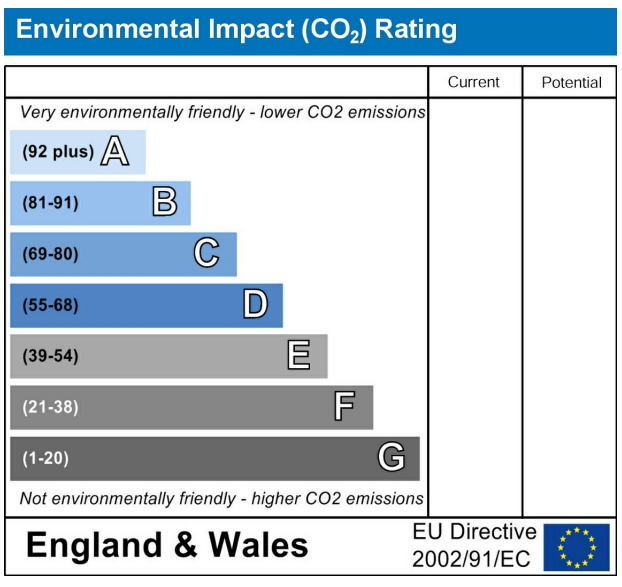

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