



Cromwell Road, Ribbleton, Preston

Offers Over £369,950

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached property, situated in a highly sought-after part of Preston. This beautiful home offers generous indoor space, perfect for growing families, and is conveniently located just a short drive from Preston city centre. The area boasts an array of local amenities, including shops, schools, and parks. Excellent transport links are nearby, with easy access to local bus routes and the M6/M55 motorways, ensuring smooth commutes for those traveling further afield.

As you enter the home, you are welcomed into a bright and spacious reception hall that provides access to most of the ground floor rooms. The lounge, a highlight of the property, spans the full length of the home, featuring a large side-facing window that fills the room with natural light, alongside a cosy fireplace. This inviting space flows seamlessly into the bright and airy conservatory, which offers direct access to the garden—perfect for entertaining or relaxing. The ground floor also features a formal dining room with dual-aspect windows, creating a pleasant dining atmosphere. The modern kitchen/breakfast room is equipped with a stylish breakfast bar and offers convenient rear access. Additionally, a handy WC is located on this floor.

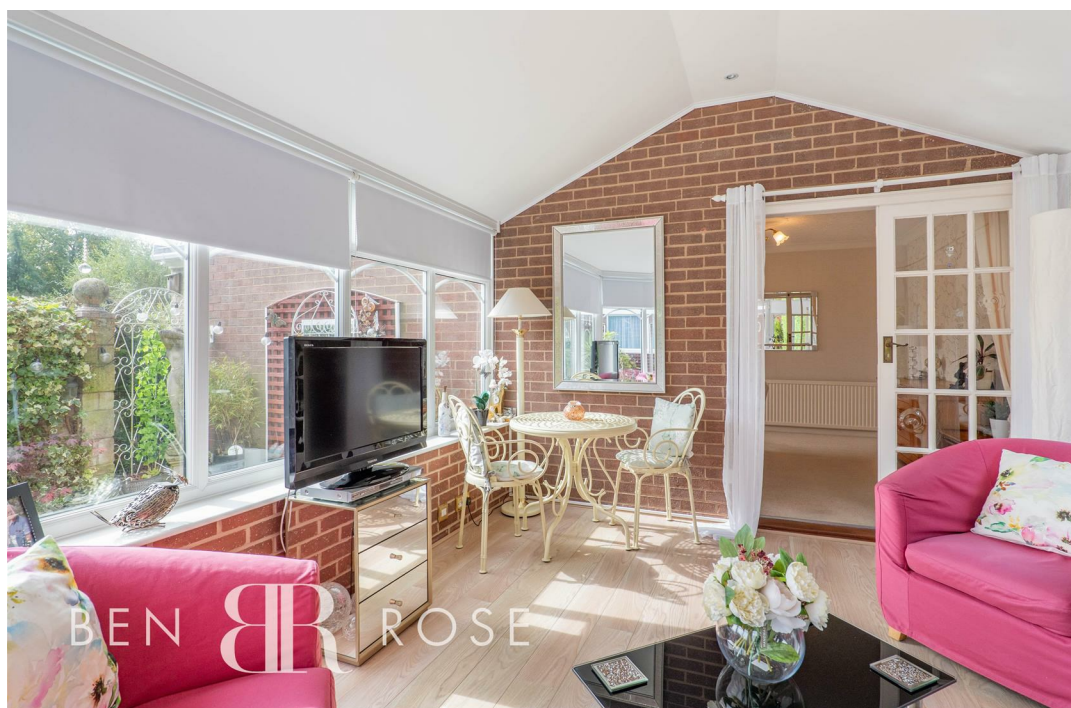
Moving upstairs, the first floor houses four generously sized double bedrooms, ideal for family living. The master bedroom and second bedroom benefit from fitted wardrobes, providing ample storage solutions. Completing the first floor is a modern four-piece family bathroom, featuring both a WC, bath and a walk-in shower, offering a touch of convenience to your daily routine.

Externally, the home boasts a well-maintained front garden, with a pathway leading round to the entrance, and a lawn bordered by mature shrubs. To the rear, there is a sizable driveway with space for three cars, leading up to a detached double garage. The private and secluded rear garden provides an excellent outdoor space, with ample room for seating and entertaining.

Overall, this property offers a perfect blend of comfort and convenience, ideal for modern family living.















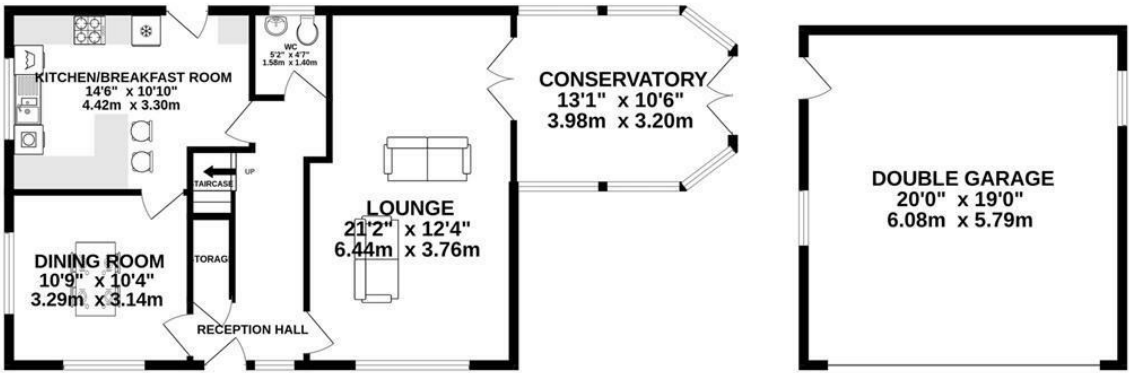




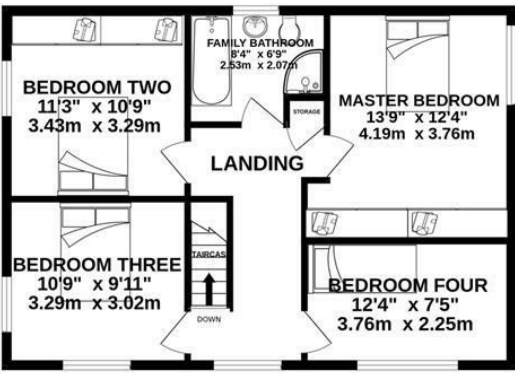


BEN ROSE

GROUND FLOOR
1145 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1780 sq.ft. (165.4 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		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

