



Ribbleton Hall Drive, Ribbleton, Preston

Offers Over £185,000

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached home, situated in the highly sought-after area of Ribbleton, Preston. An ideal family home, the property offers convenient access to Preston City Centre and is within close proximity to excellent local schools, shops, and amenities. The location also boasts superb transport links, with easy access to Preston Train Station as well as the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, where a staircase leads to the upper level. To the left, you'll find the spacious lounge, featuring sliding patio doors that flood the room with natural light and provide direct access to the rear garden. The lounge seamlessly connects to the dining room through additional sliding doors, creating a great flow for entertaining. The dining room offers ample space for a large family dining table and boasts a generous window overlooking the front aspect. Continuing through, you enter the modern kitchen/breakfast room, which is well-equipped with an integrated fridge, freezer, double oven, hob, and a convenient breakfast bar. Adjacent to the kitchen is the utility room, offering space for freestanding appliances, along with a WC and internal access to the attached garage. A single door from here also opens out to the garden.

Upstairs, there are three well-proportioned bedrooms and a spacious four-piece family bathroom.

Externally, the home benefits from a private driveway at the front, leading to the garage, with additional parking available to the side of the property. The generously sized rear garden features a lawn, paved patio, and raised decking area—perfect for relaxing or entertaining.





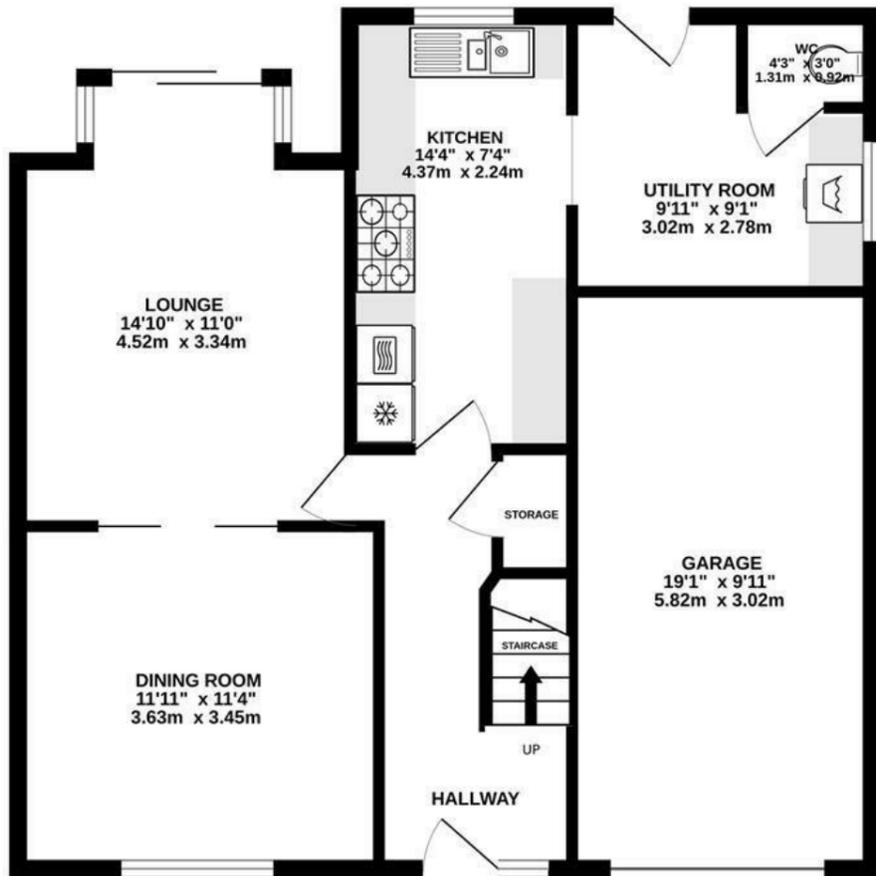




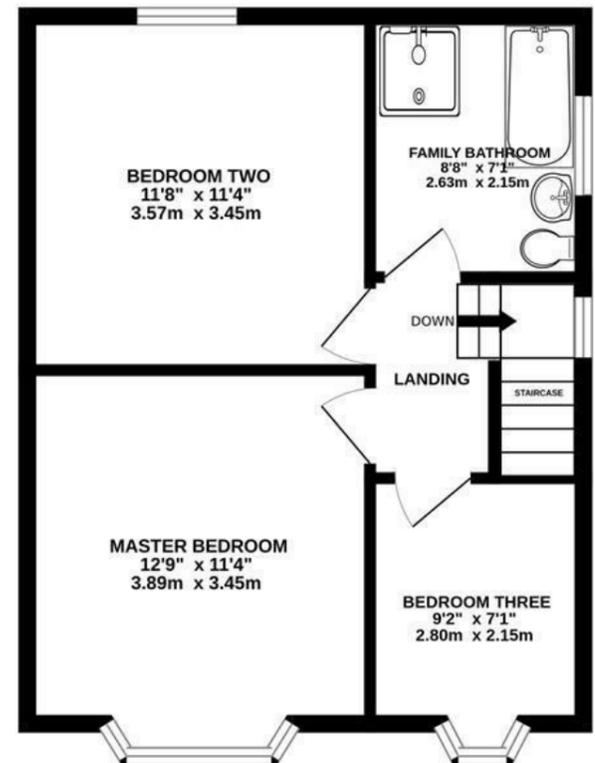




GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.

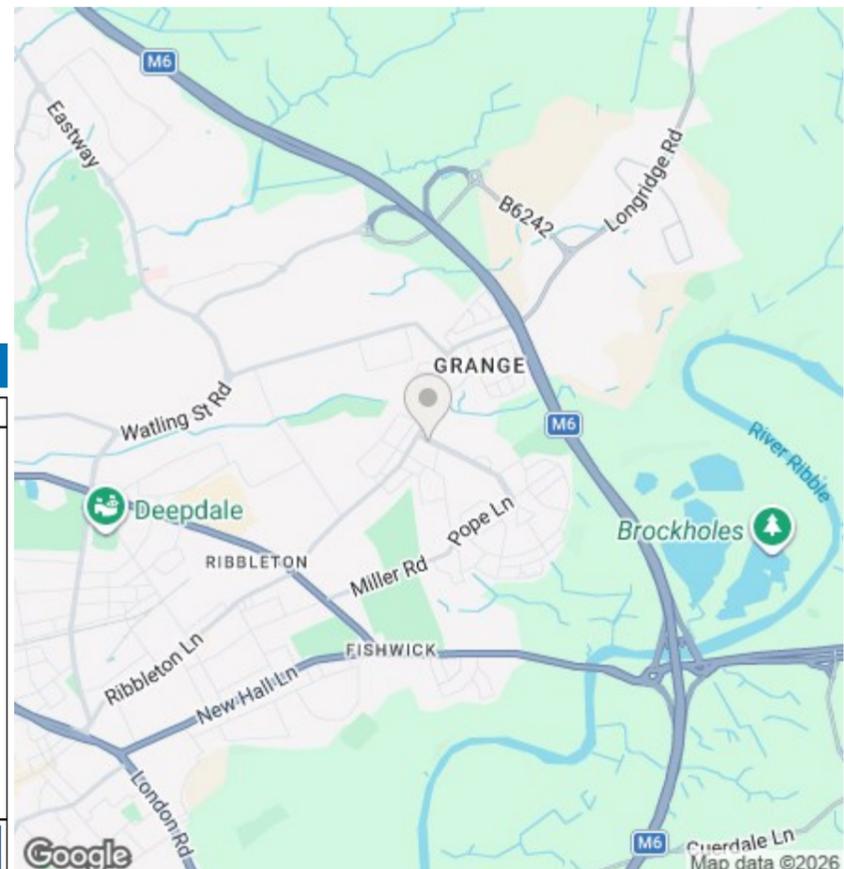


TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

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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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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	