



## Sion Close, Ribbleton, Preston

**Offers Over £159,950**

Ben Rose Estate Agents are pleased to present to market this three bedroom semi-detached home situated in the popular residential area of Ribbleton, Lancashire. This well-proportioned property offers generous living space throughout and would make an ideal home for first time buyers or growing families looking to step onto the property ladder. Ribbleton benefits from a wide range of local shops, supermarkets, schools and everyday amenities, with Preston city centre just a short drive away offering further retail and leisure facilities. The home also enjoys excellent travel links, including regular bus routes, easy access to Preston train station for commuting to Manchester, Liverpool and beyond, as well as convenient connections to the M6, M55 and M65 motorways.

Upon entering the home, you are welcomed into a reception hall with the staircase located just off. To the front sits a spacious lounge featuring a charming bay window that fills the room with natural light, along with a feature fireplace creating a cosy focal point. Double doors open through to the dining room, providing a fantastic space for family meals and entertaining, complete with its own feature fireplace. From here, you'll find a conservatory overlooking the rear garden, offering a versatile additional reception area that can be used as a second sitting room, playroom or home office. The kitchen is found off the dining room and is fitted with an integrated oven and dishwasher, with access leading through to the lean-to and out to the garden.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, with the main bedroom benefitting from fitted wardrobes for added storage. The remaining bedrooms are ideal for children, guests or a home office. Completing the first floor is a three piece family bathroom fitted with an over-the-bath shower.

Externally, the property boasts a gated driveway to the front providing off-road parking for up to two cars and leading to a single garage. To the rear is a good sized garden featuring a large patio seating area, perfect for outdoor dining and summer gatherings, alongside a small lawn offering space for children and pets to enjoy. This is a fantastic opportunity to acquire a well-located and spacious family home in a convenient setting.





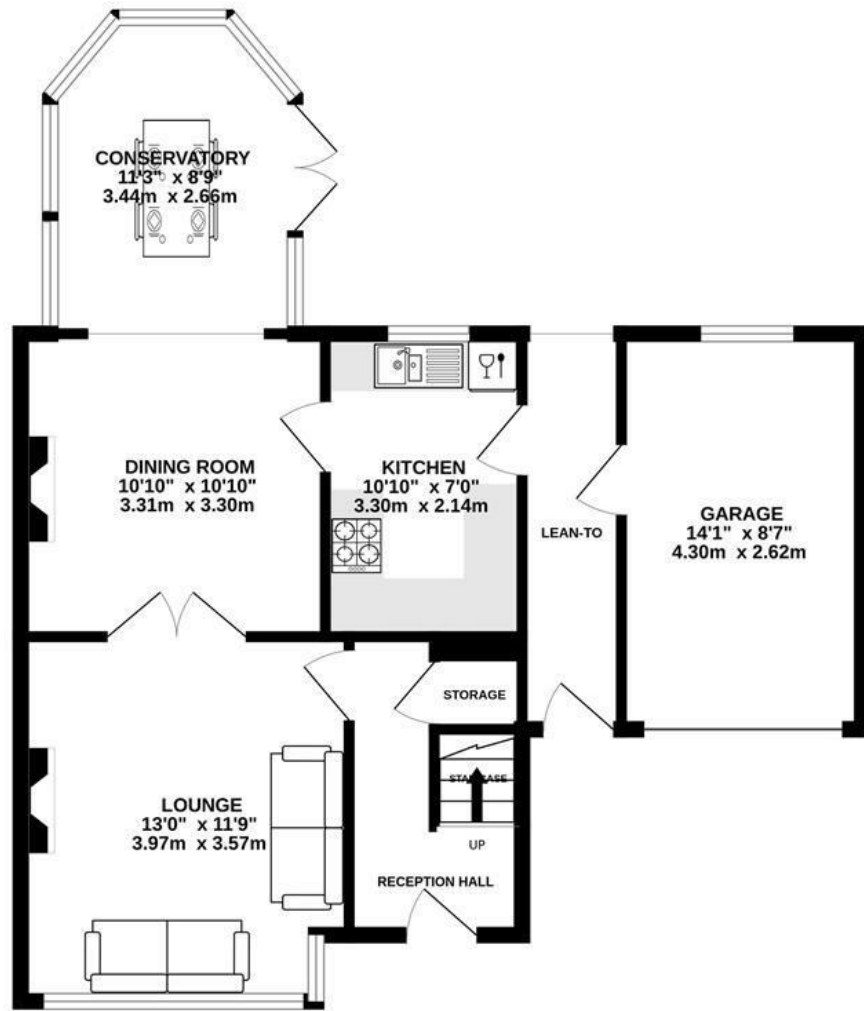




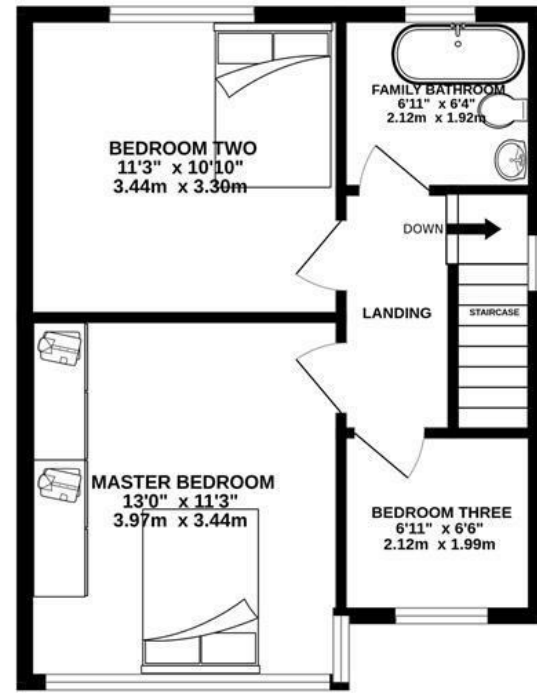




GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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