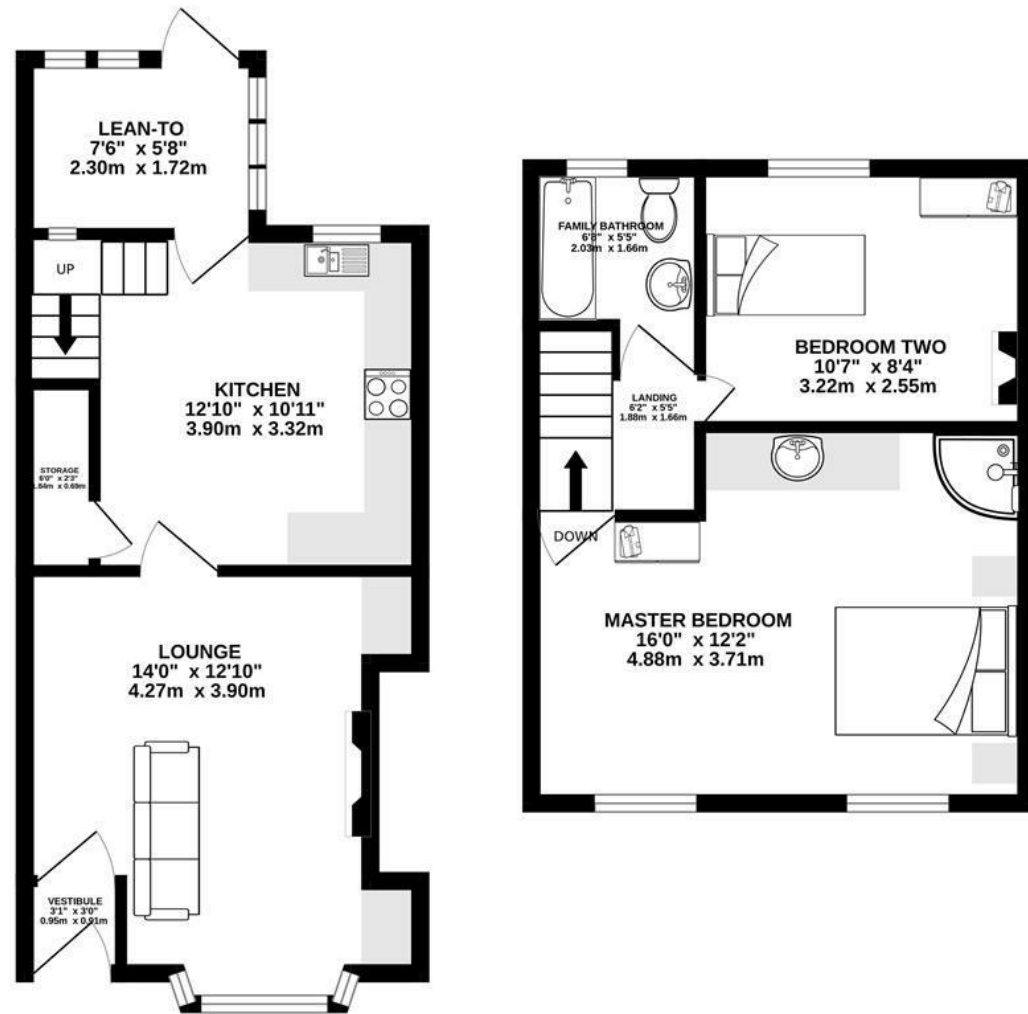


GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 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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BEN  ROSE



Ribble Crescent, Walton-Le-Dale, Preston

Offers Over £125,000

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace home, with NO CHAIN, located in the sought-after residential area of Walton-Le-Dale, Lancashire. Ideally suited to first-time buyers or small families, this well-presented property offers a comfortable and practical layout throughout, ready for its next owners to move straight in. Nestled on a quiet residential street, the home benefits from excellent travel connections, with the M6, M61 and M65 motorways all within easy reach, making commuting across the North West exceptionally convenient. Preston City Centre is just a short drive away, offering an array of shops, restaurants and leisure facilities, while nearby Bamber Bridge provides excellent local amenities including supermarkets, cafes and schools. For those relying on public transport, strong bus links are readily available, and Preston railway station is only a few miles away, providing direct services to Manchester, Liverpool and beyond.

As you enter the home, you are welcomed into a bright and generously sized lounge, complete with a charming bay window that fills the room with natural light. A central fireplace adds a cosy focal point, creating an inviting space for relaxing or entertaining. Moving towards the rear of the home, you'll find the kitchen — well-proportioned and functional, with ample unit space for storage and preparation. Leading from the kitchen is an additional lean-to providing an extra storage area / utility room with access to the rear yard and staircase to the upper floor.

The first floor continues to impress with two well-sized bedrooms. The master bedroom is particularly spacious and boasts its own shower and basin, a rare and convenient feature that adds a touch of privacy and practicality. From this room, you'll enjoy picturesque views overlooking the River Ribble, a peaceful backdrop to wake up to. Completing the upper floor is a modern three-piece family bathroom, tastefully finished and centrally located off the hallway.

Externally, the property offers off road parking to the front whilst the rear, a compact, paved yard space awaits — perfect for enjoying a morning coffee or evening drink, complete with a bench and a handy shed for additional storage.

In summary, this delightful property presents an excellent opportunity for those looking to step onto the property ladder or for a young family seeking a home in a convenient and well-connected location. With scenic views, practical living spaces, and strong commuter links, this home ticks all the boxes for comfortable, everyday living.

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
	85
72	

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

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

EU Directive 2002/91/EC

