BEN ROSE

Sulby Drive, Ribbleton, Preston

Offers Over £155,000

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom semi-detached home, situated in the popular residential area of Ribbleton, Preston. Finished to a modern standard throughout, this property is ideal for families seeking a home that is ready to move straight into, offering well-proportioned living accommodation and a generous rear garden perfect for family life. Ribbleton enjoys excellent access to a wealth of local amenities including supermarkets, shops, schools and leisure facilities, while Preston city centre is only a short drive away, providing an even wider range of retail and dining options. The property is also well positioned for commuters, with regular bus services nearby, convenient access to Preston Train Station offering direct links to Manchester, Liverpool and London, and easy connections to the M6, M55 and M61 motorways.

Stepping into the home, you are welcomed by an entrance hall that leads to the first-floor staircase and the spacious lounge. This inviting reception room benefits from an attractive fireplace and a large bay window that fills the space with natural light, creating a bright and comfortable setting for relaxing with the family. Continuing through, you will find the equally generous kitchen and dining area, which provides ample space for a family dining table. The kitchen itself has been stylishly updated with newly fitted cabinets and worktops, offering a modern and practical space for everyday living and entertaining.

To the first floor, the landing provides access to three well-proportioned bedrooms. Two of the rooms are generous doubles, with the master bedroom further enhanced by another large bay window, adding character and additional natural light. The third bedroom is perfectly suited as a child's bedroom, nursery or home office, providing excellent flexibility to suit a variety of family needs. Completing the accommodation is the contemporary family bathroom, fitted with a toilet, wash basin and shower.

Externally, the property features a driveway to the front providing off-road parking for one vehicle, complemented by a double gate and mature hedges to either side that create an attractive approach to the home. To the rear is a good-sized garden, predominantly laid to lawn and accompanied by paved walkways, offering plenty of space for outdoor furniture, children's play equipment and entertaining guests during the warmer months. A useful garden shed provides additional storage for tools and gardening equipment. With its recent renovation, spacious accommodation and convenient location, this fantastic family home is ready to be enjoyed by its next owners.

The property also benefits from having a full re-wiring of the entire house, along with a new boiler and gas piping.

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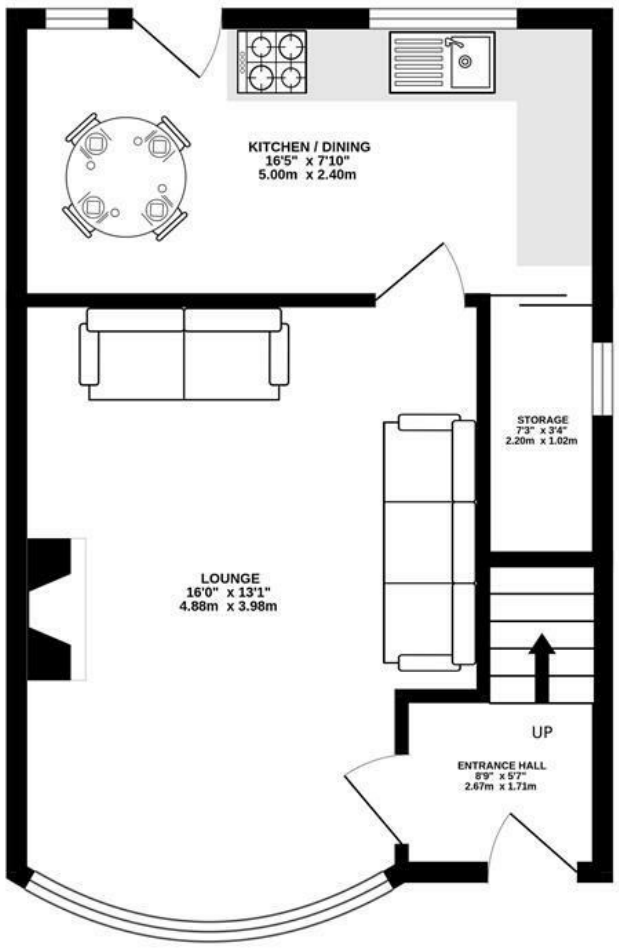
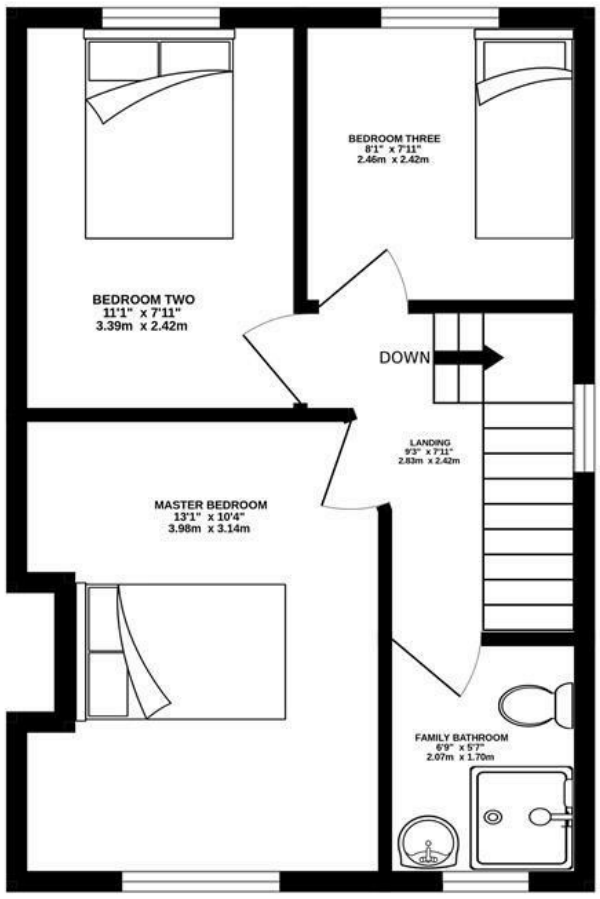
GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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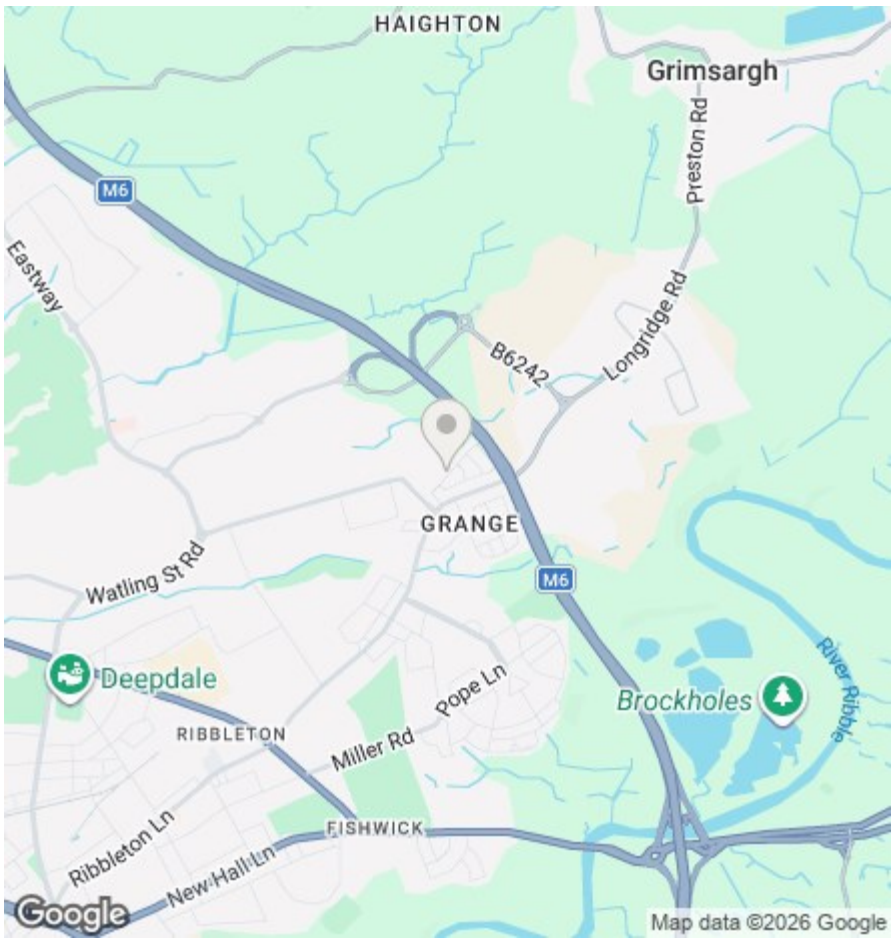

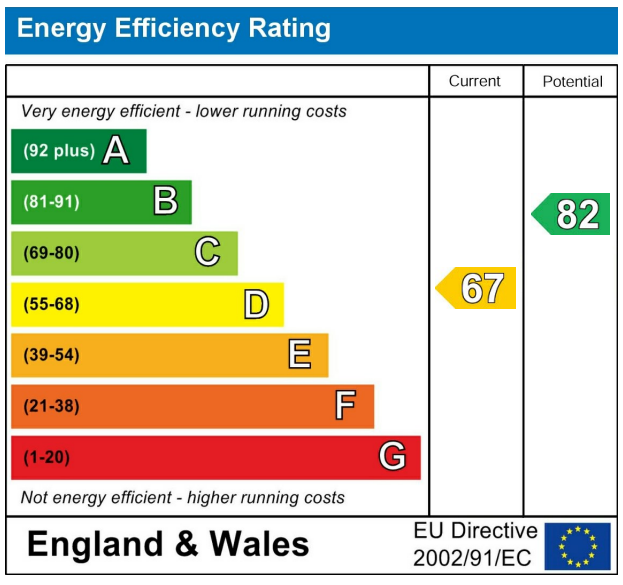

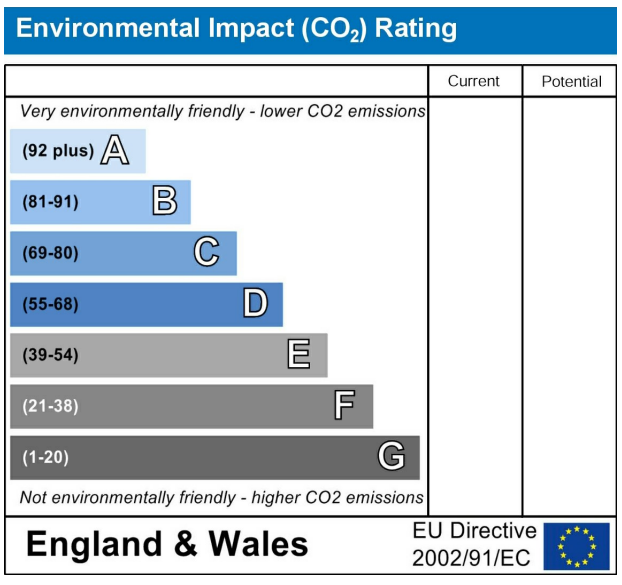

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