



## Park Close, Ribbleton

£1,250

Ben Rose Estate Agents are pleased to present to the rental market this well presented four-bedroom townhouse, located in the sought-after area of Ribbleton, Preston. This property offers convenient access to Preston City Centre and is close to excellent local schools, shops, and amenities. It also benefits from fantastic travel links via Preston train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering the property through the welcoming entrance hallway, you'll find the first reception room on the left, featuring a large window overlooking the front aspect—ideal as a lounge or formal dining room. The spacious kitchen/diner is also located on this level and includes an integrated oven and hob, a fridge, and additional space for freestanding appliances. There's ample room for a family dining table, and double patio doors open out to the rear garden. Completing the ground floor is a convenient WC located off the hallway.

On the first floor is the second reception room, which spans the full width of the home and benefits from a charming Juliet balcony. On the opposite side of the landing, the master bedroom is equally spacious and includes a convenient en-suite shower room.

The top floor offers three more well-proportioned bedrooms and a modern four-piece family bathroom.

Externally, to the front of the property is a private driveway providing off-road parking for two vehicles. At the rear, you'll find a generously sized garden, primarily laid to lawn, with a flagged patio—perfect for outdoor relaxation and entertaining.







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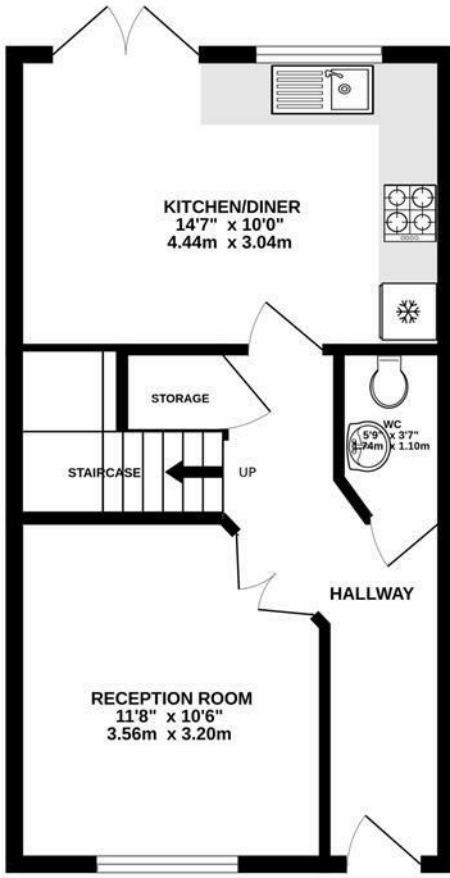




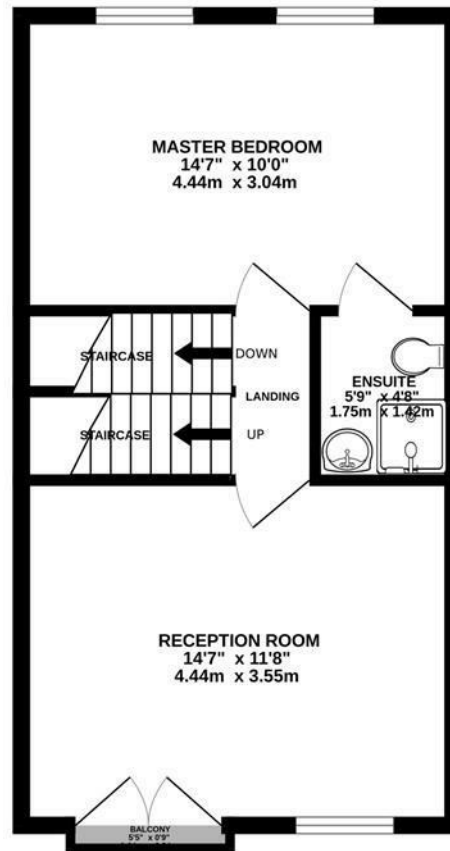


# BEN ROSE

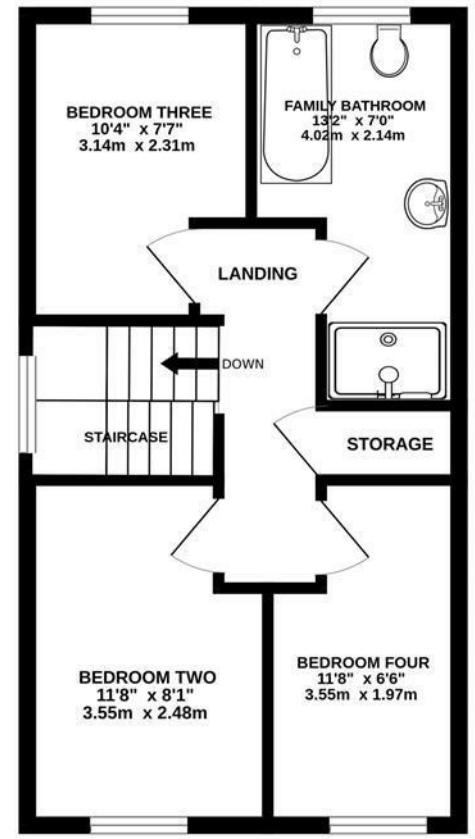
GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.

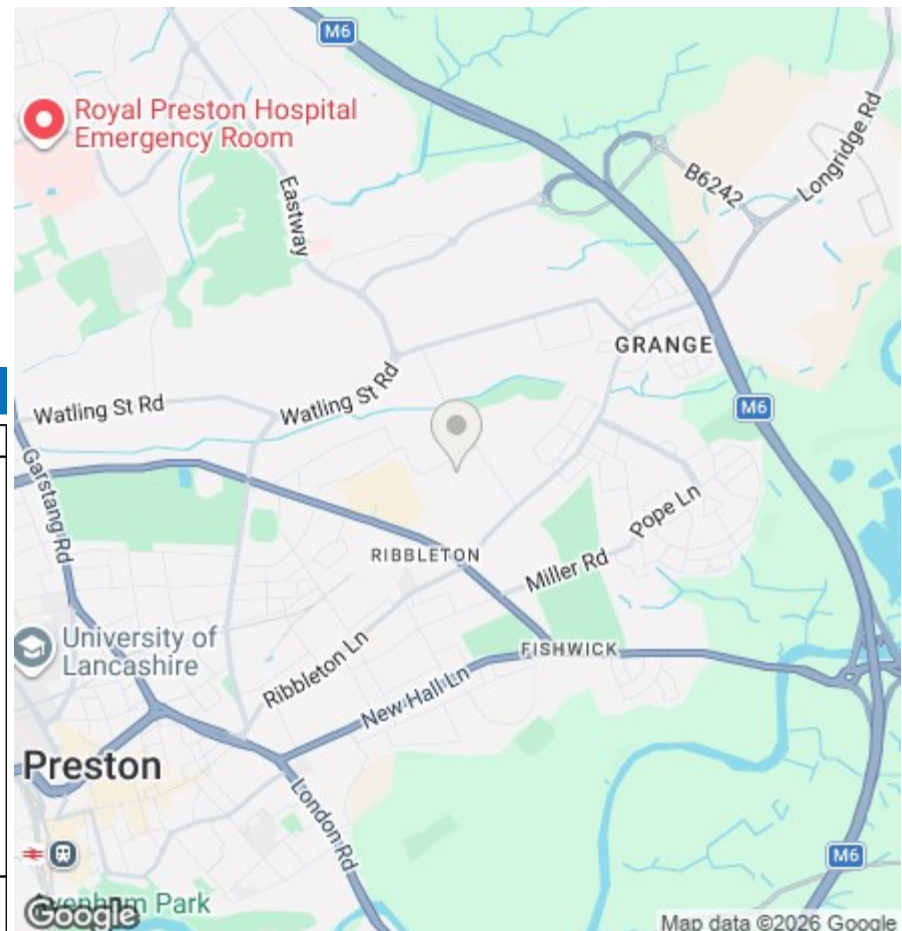


TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	87
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	