



BEN ROSE

Ridge Way, Penwortham, Preston

Offers Over £364,950

Ben Rose Estate Agents are delighted to bring to market this spacious and well-presented four-bedroom detached home, located in a quiet and highly sought-after cul-de-sac in the heart of Penwortham, Preston. This property is ideal for families seeking generous and versatile living space, perfectly positioned within close proximity to a range of local shops, highly regarded schools, and essential amenities. Offering the best of both convenience and tranquillity, the home is also situated just a short distance from the scenic River Ribble and the popular Miller and Avenham parks, providing beautiful riverside and woodland walks. Excellent transport links are nearby, with easy access to Preston city centre and the M6 motorway, making it an ideal choice for commuters.

Upon entering the home, you are welcomed by a spacious entrance hall that provides access to both the lounge and kitchen. Immediately to the left, a large and inviting lounge features a stunning bay window that allows for an abundance of natural light, and flows seamlessly into the adjoining dining room in a stylish open-plan layout. The dining area comfortably accommodates a large family dining table and opens out onto the rear garden through sliding patio doors, perfect for entertaining or enjoying indoor-outdoor living.

From the dining room, you enter into the kitchen/diner, which has been extended to offer additional space and can easily house a second family dining area. This modern kitchen, updated just three years ago, is fitted with ample wall and base units, integrated appliances including a hob, oven, and dishwasher, and offers direct access to the garden. A secondary door leads back to the entrance hall, continuing the home's thoughtful and functional flow with a large under stair storage completing this space. Beyond the kitchen, you'll find a convenient WC and utility room, which in turn leads to a versatile office space. This room could easily be used as a fifth bedroom or transformed into a children's playroom, offering excellent flexibility for modern family life.

Upstairs, the property features four generously sized double bedrooms, each offering plenty of space and natural light. The master bedroom benefits from its own private three-piece en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, which also houses an airing cupboard and a full-sized bath. Bedroom two is particularly spacious in length, making it ideal as a guest room or for older children.

Externally, the home boasts a large rear garden that is not directly overlooked, creating a peaceful and private outdoor space. It features a combination of decking, patio, and lawn areas, making it perfect for both relaxation and play. To the front, a spacious driveway provides parking for up to four vehicles and enjoys the added benefit of being situated in a quiet cul-de-sac, ideal for families with children. Additional features include a new boiler installed in 2021 and new windows fitted throughout just 18 months ago, ensuring comfort and energy efficiency for years to come.



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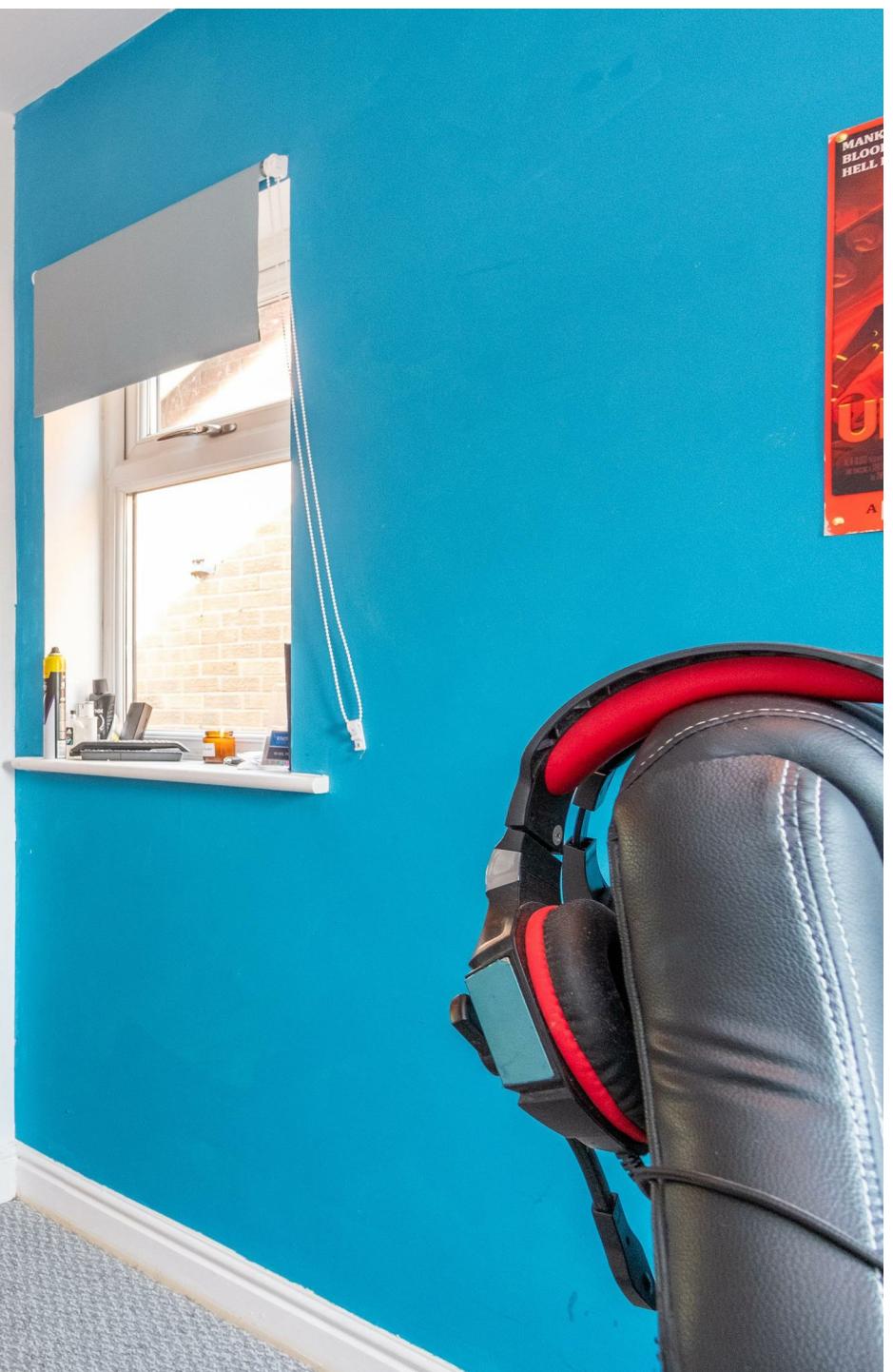




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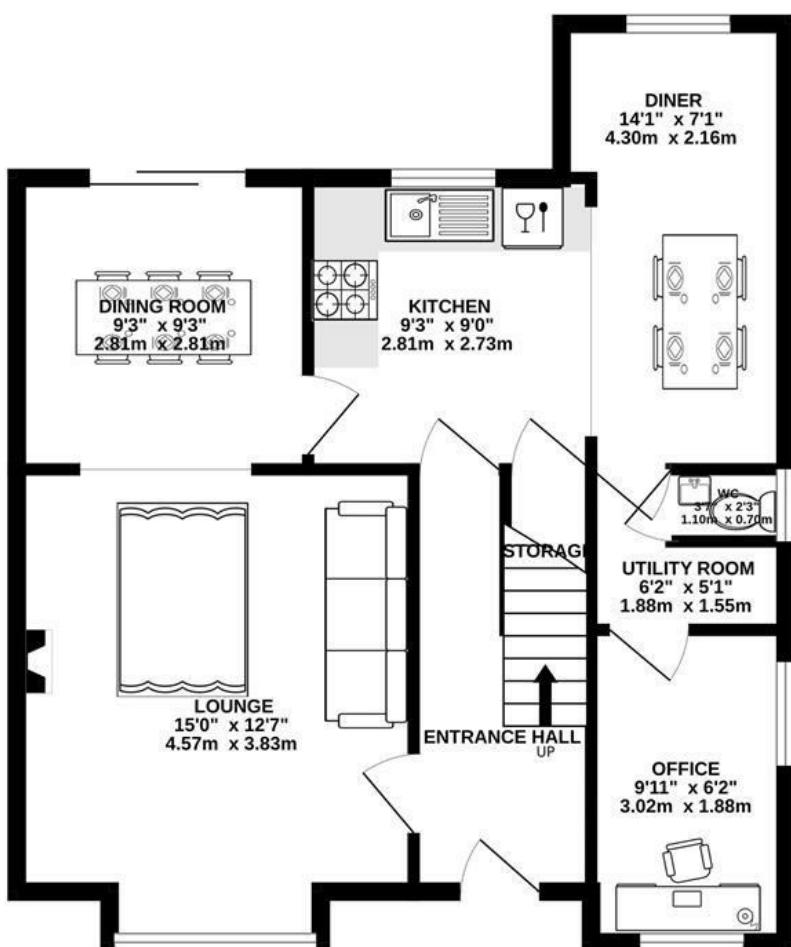
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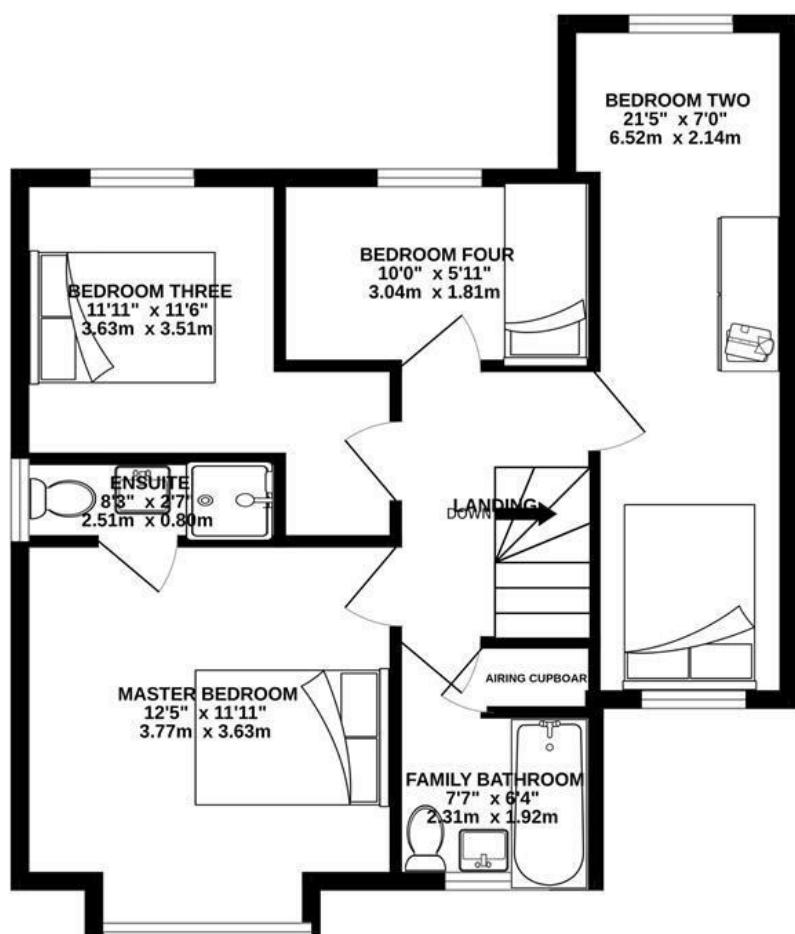
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GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
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