



**Cairnsmore Avenue, Ribbleton, Preston**

**Offers Over £209,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi detached home, ideally located close to Preston city centre. This stylish property offers modern open plan living combined with practical features, making it an excellent choice for families and couples alike. The home is within easy reach of a wide range of local amenities including shops, restaurants, bars and well regarded schools. Excellent transport links are on hand, with rail services available from Preston railway station providing direct connections across the region and beyond. The nearby M6 and M61 motorways also offer convenient access for commuters, further enhancing the appeal of this well positioned home.

Upon entering, you are welcomed by a bright entrance hall that leads into an impressive open plan lounge, kitchen and dining area. The lounge is positioned to the front and features a bay window along with a charming gas fire, creating a warm and inviting atmosphere. Flowing seamlessly through to the rear, the modern fitted kitchen—updated just 12 months ago—offers a range of integrated appliances including a fridge/freezer, washing machine, dishwasher, oven and induction hob. The dining area sits adjacent, with French doors opening out to the garden, allowing for plenty of natural light and easy indoor-outdoor living.

To the first floor, the property offers three well proportioned bedrooms, including two comfortable doubles and a third single room that would be ideal as a nursery or home office. A modern three piece family bathroom completes the internal accommodation, finished to a high standard.

Externally, the property benefits from a gravel driveway to the front providing off road parking along with an electric vehicle charging point. To the rear is a private garden featuring a paved patio seating area and a well maintained lawn. A standout feature is the substantial outbuilding, complete with tri-folding doors, heating and power, currently utilised as a gym with attractive cedar cladding. Additionally, the attic is insulated, fully boarded and accessible via a drop down ladder, offering excellent storage space.















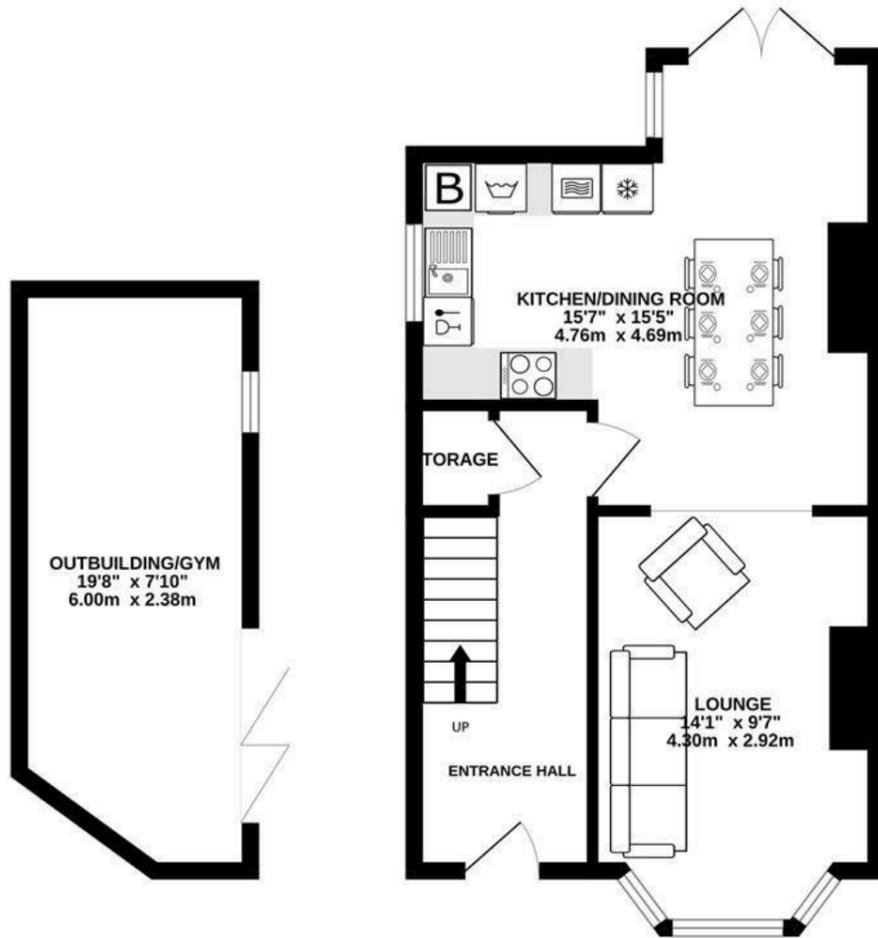






# BEN ROSE

GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

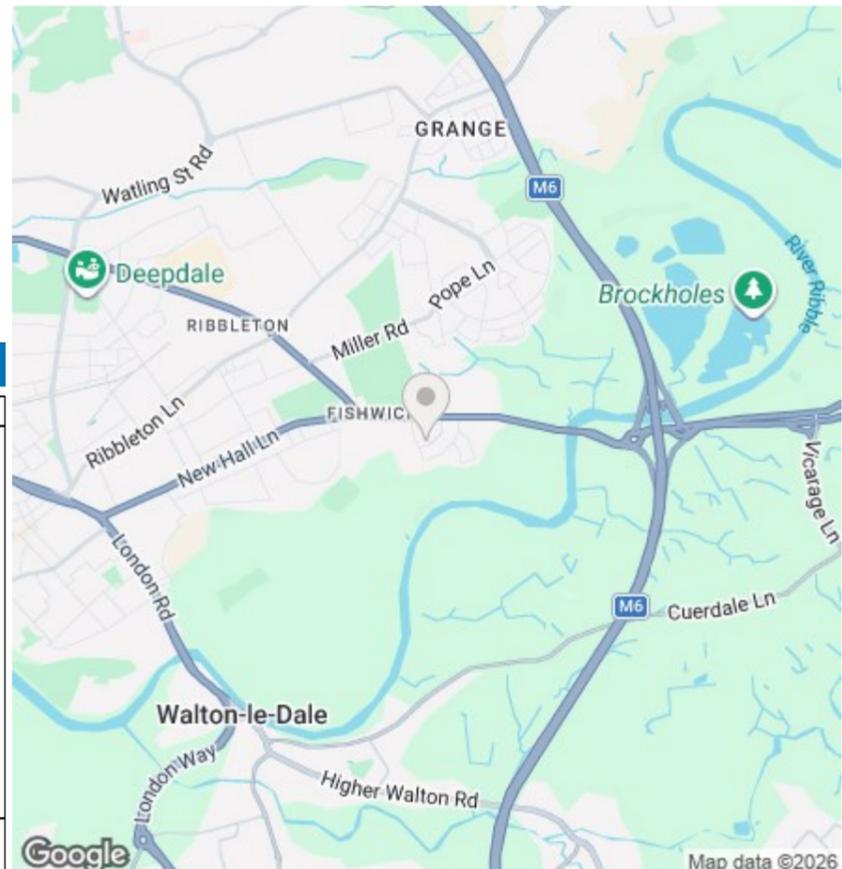


TOTAL FLOOR AREA : 919 sq.ft. (85.3 sq.m.) approx.

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		
<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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	