



152 Ribbleton Avenue, Ribbleton, Preston, PR2 6DB

£259,950

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Nestled on Ribbleton Avenue, this charming double-fronted detached property offers a fantastic opportunity for buyers eager to put their own stamp on a future dream home.

Boasting excellent kerb appeal, the spacious interior includes two versatile reception rooms and a conservatory, ideal for both everyday living and entertaining guests. The property also features a downstairs WC and three generously sized bedrooms, providing plenty of space for families, visiting guests, or even a dedicated home office.

Centrally located, the home offers excellent accessibility to the motorway network, Preston city centre, and a range of well-regarded schools in the surrounding area, making it an ideal choice for commuters and families alike.

Outside, the large garden is a standout feature, perfect for families, gardening enthusiasts, or simply enjoying outdoor living. The addition of off-road parking adds convenience and ease for both residents and visitors.

While some modern updates are required, this home is full of character and potential, a superb opportunity for first-time buyers, growing families, or investors alike.

Early viewing is highly recommended to truly appreciate all that this promising property has to offer.



























## Road Map



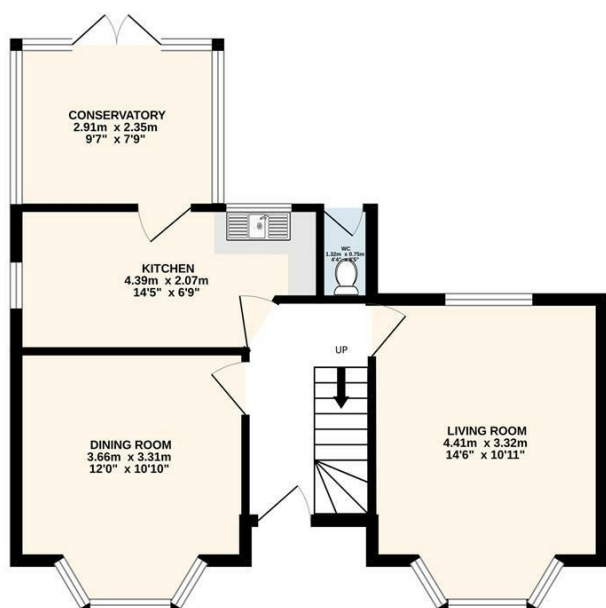
## Hybrid Map



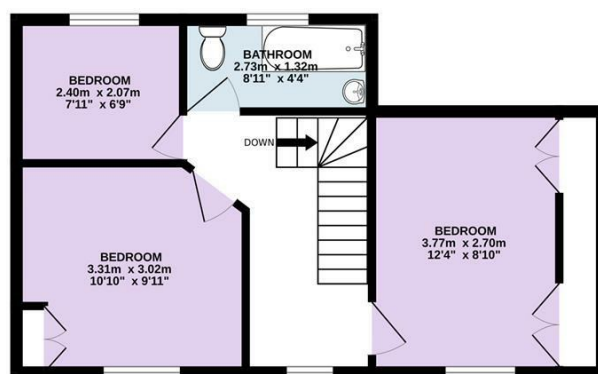
## Terrain Map



GROUND FLOOR  
46.6 sq.m. (502 sq.ft.) approx.



1ST FLOOR  
38.6 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA : 85.2 sq.m. (917 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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