



Ribble Crescent, Walton-Le-Dale, Preston

Offers Over £119,950

Ben Rose Estate Agents are pleased to present to market this NO ONWARDS CHAIN, unique, three-bedroom terrace property that offers captivating views overlooking the serene River Ribble. Ideal for first-time buyers or those seeking easy access to Preston City Centre, this home is conveniently situated near the Capitol Centre, abundant local shops, and various amenities. Exceptional travel links, including local bus routes and motorways, can be found in close proximity with access to other surrounding towns and cities.

As you step through the entrance hall, the charm of this home unfolds. The front lounge boasts a feature fireplace and a bay-fronted window providing a picturesque view of the river. Moving through, the kitchen features an integrated oven and ample space for freestanding appliances, complemented by plentiful storage options. A convenient utility room is located just off the kitchen, and the journey continues to the rear dining room extension with seamless access to the garden.

Venturing to the first floor reveals three bedrooms, where both the master and bedroom two capitalises on the open aspect view of the river. Additionally, a separate family bathroom and WC can be found on this floor.

Externally, the home offers on-street parking to the front, whilst to the rear, a yard provides some private outdoor space.

This delightful home provides a blend of both comfort and convenience, offering a unique living experience that combines modern amenities with the tranquility of riverside views.







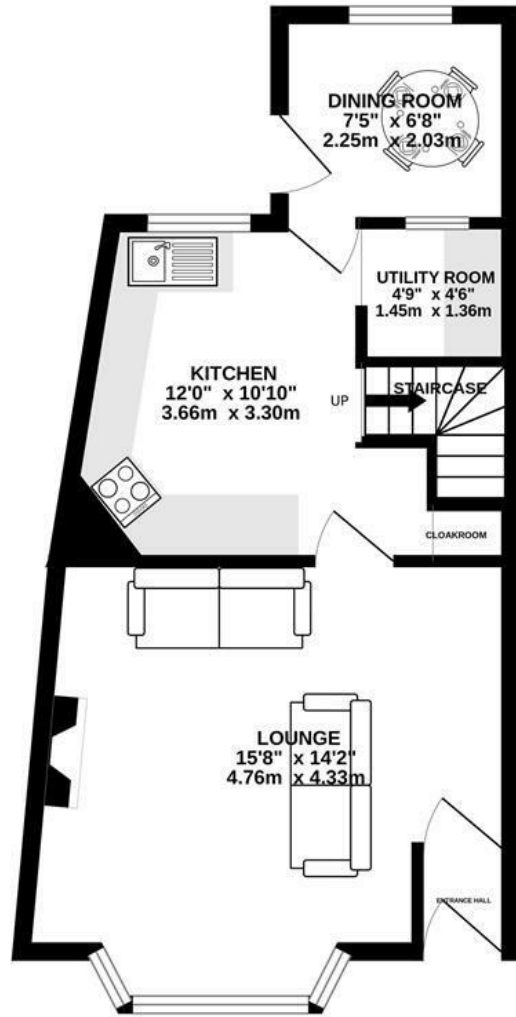




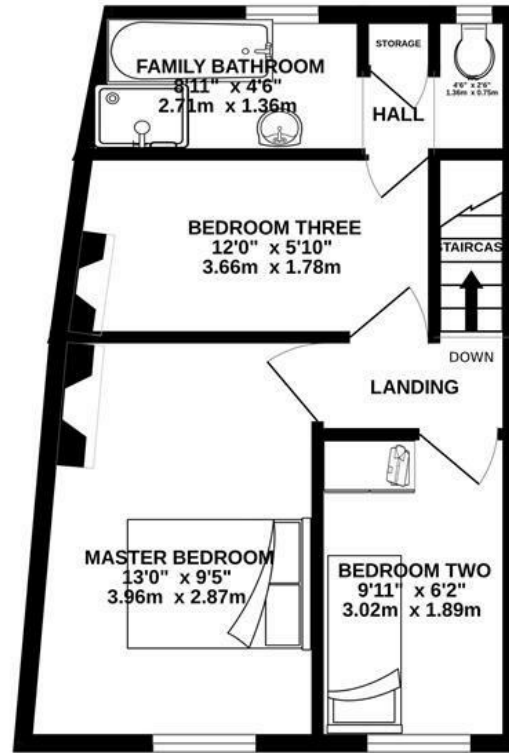


BEN ROSE

GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.

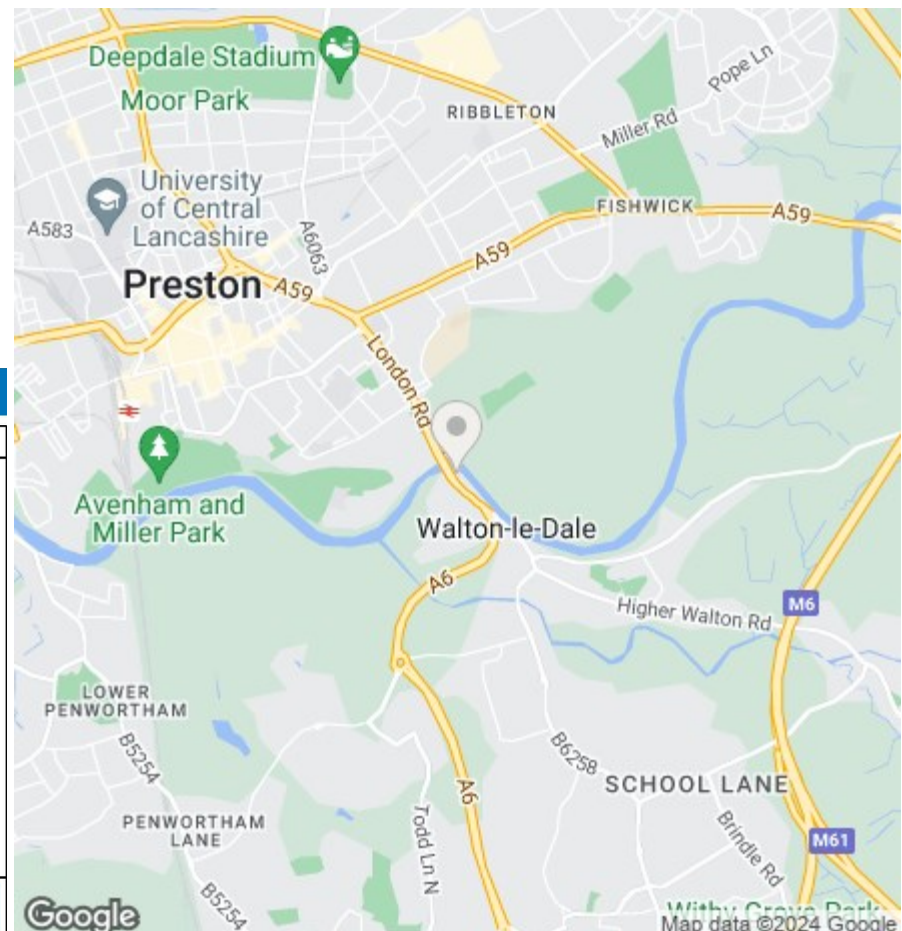


TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

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 (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	