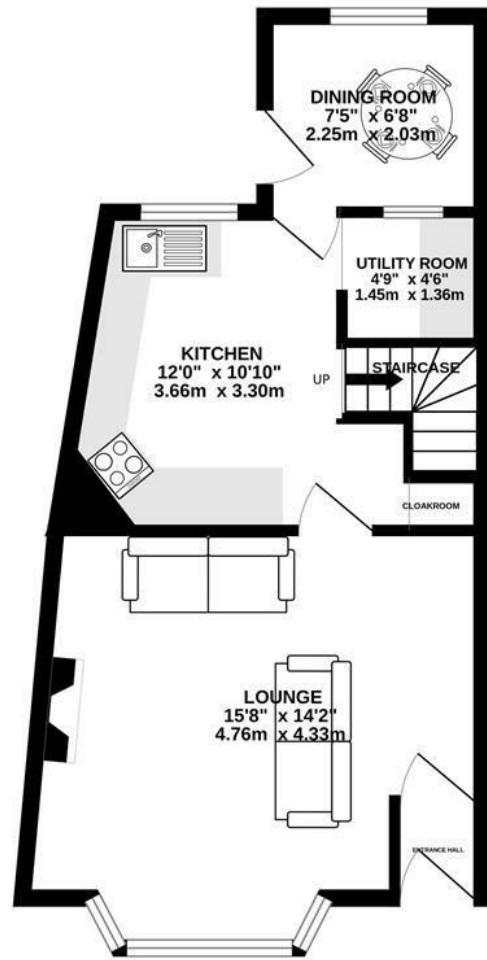
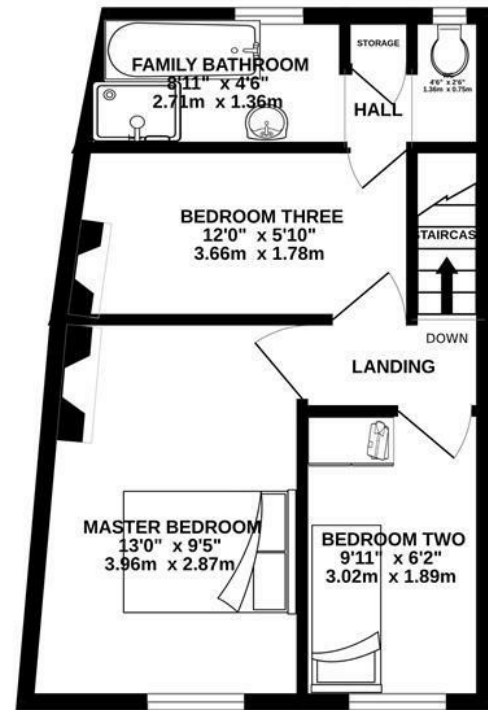


GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



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	
	82
	63
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	
EU Directive 2002/91/EC	



BEN  ROSE



Ribble Crescent, Walton-Le-Dale, Preston

Guide Price £90,000

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.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

BEN  ROSE

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