



Halstead Road, Ribbleton, Preston

£99,000

Ben Rose Estate Agents are pleased to introduce to the market this NO CHAIN, three-bedroom terraced property located in a pleasant residential area of Ribbleton, Preston. In need of modernisation throughout, this property is ideal for those seeking a project and offers great potential to become a comfortable family home. Not only does the property provide ample potential, but it also benefits from close proximity to local amenities, including nearby schools and supermarkets, with convenient travel links to Preston City centre and nearby motorways, offering easy access to other major towns and cities.

Internally, the property features an entrance hall with stairs leading to the upper level and access to the spacious lounge/diner. The lounge/diner spans the full length of the property and enjoys the benefits of dual aspect windows. The kitchen at the rear of the property is generously sized and provides access to the garden. Adjacent to the kitchen is a convenient storage room with great potential to be a utility room.

Moving upstairs, there are three well-proportioned bedrooms, along with a two-piece bathroom and a separate WC.

Externally, a paved path at the front leads to the front door alongside a lawn garden, with ample space for on-road parking. To the rear, there is more garden space primarily laid to lawn.





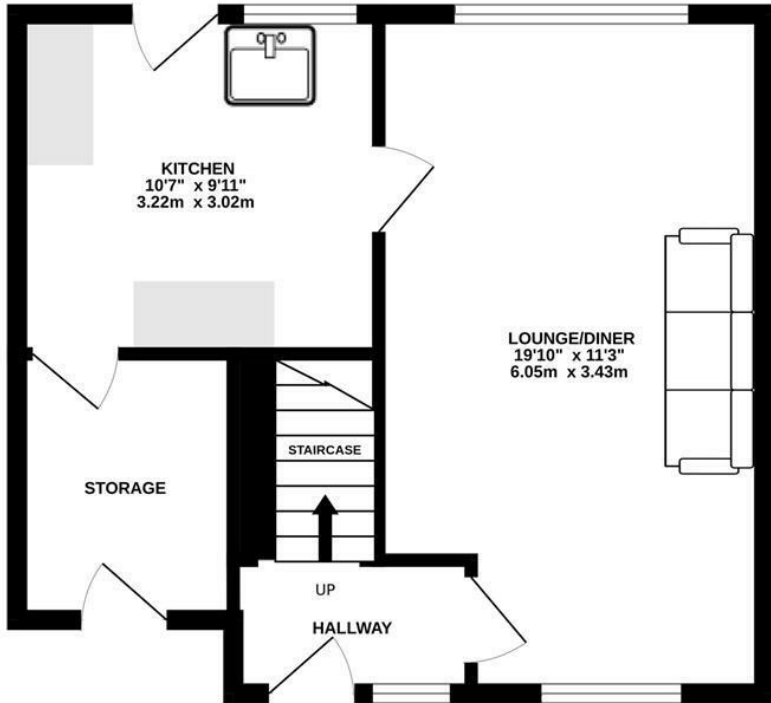




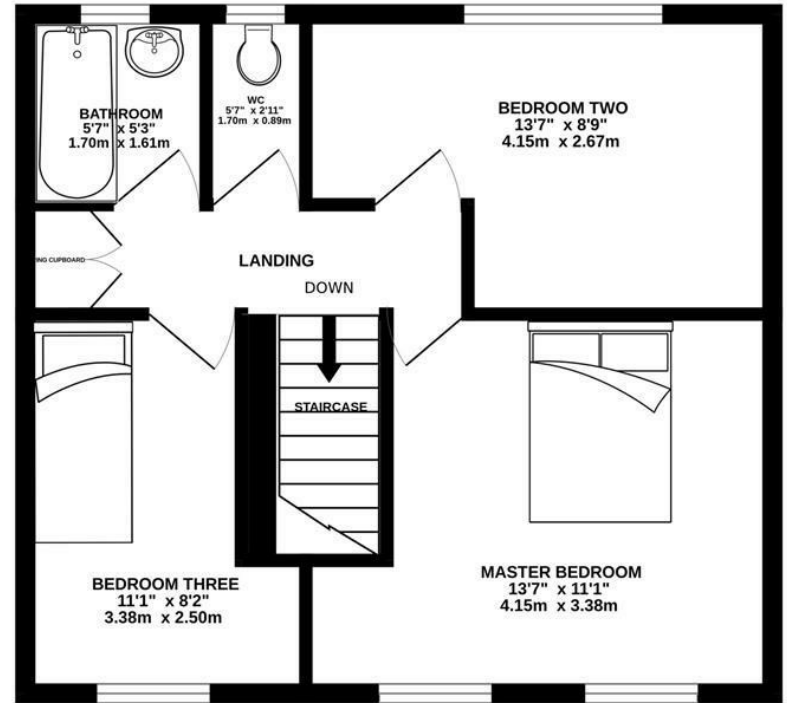




GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



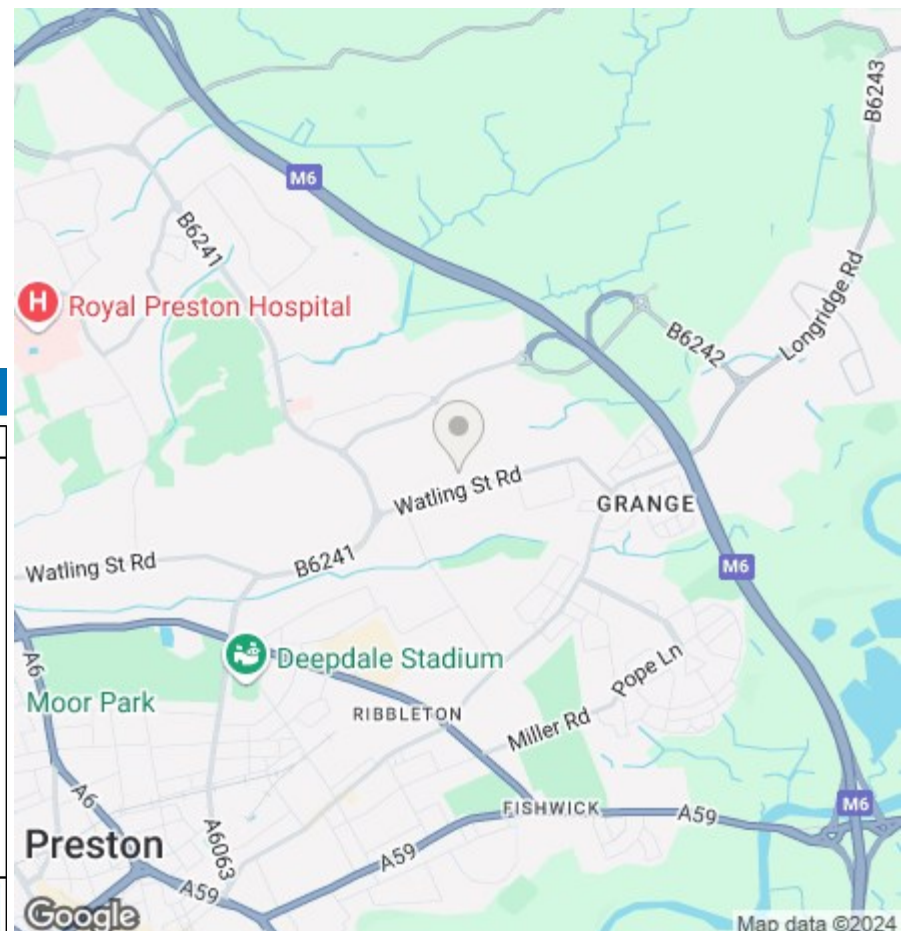
1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	
(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	