



Wharfedale Avenue, Ribbleton, Preston

Offers Over £104,950

Ben Rose Estate Agents are pleased to present to market this three-bedroom terrace in the heart of Ribbleton. This family home offers a comfortable and practical living space, ideal for both relaxation and entertaining. With easy access to the motorway network and local amenities, this home combines convenience and comfort for modern living.

As you enter, the entrance hall leads you into the inviting and spacious lounge. The lounge features a fireplace as well as dual aspect windows. The large kitchen provides the perfect setting for family meals and gatherings. The under stairs storage adds practicality to the ground floor, ensuring you have ample space to keep things organized.

Venturing upstairs to the first floor, you'll find the master bedroom along with two additional bedrooms, offering plenty of space. The master also benefits from fitted wardrobes. There is also a separate WC and bathroom on this floor.

Outside, the property features parking to the front with space for one car. To the rear is a good sized garden with a central lawn and patio area.

This family-friendly home is well-connected to the motorway network, making it a convenient base for commuters. Local amenities are within reach, providing all the essentials for daily living.



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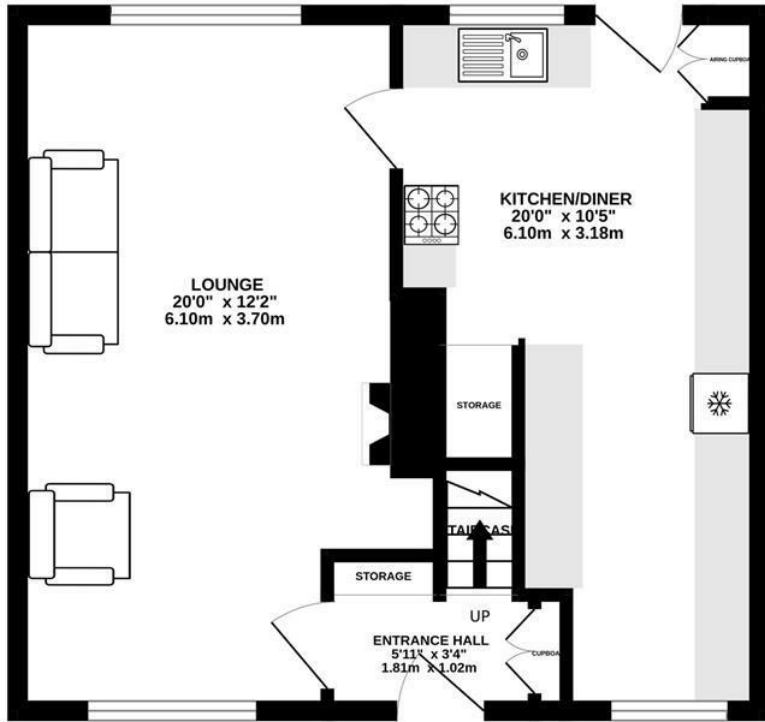




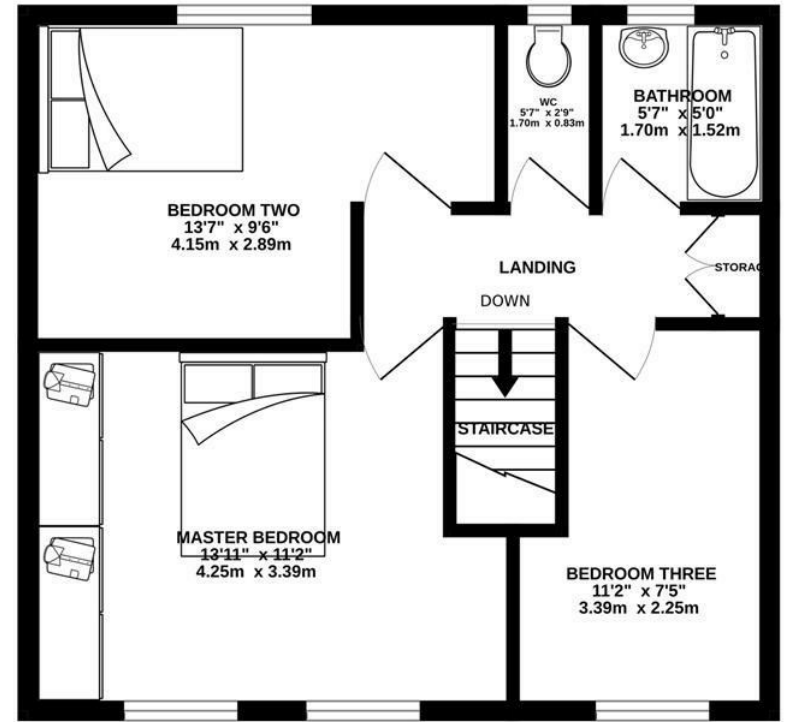




GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.

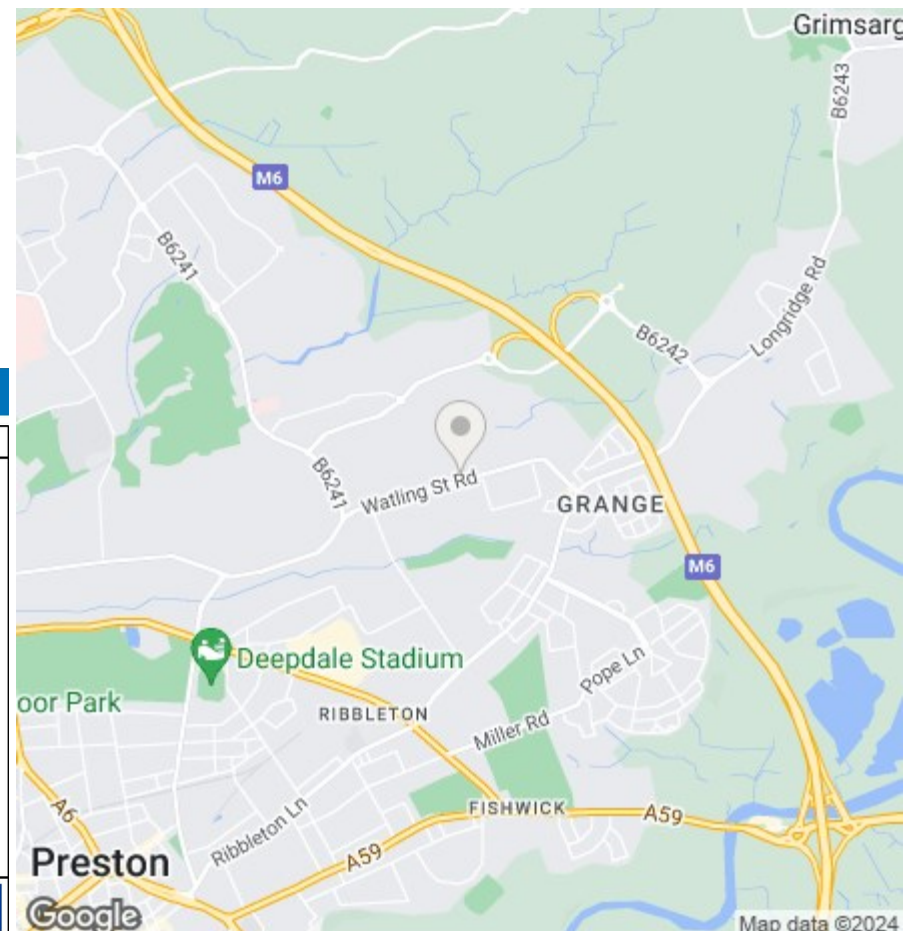


TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

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			84
(81-91) B			
(69-80) C		70	
(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 (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			
England & Wales		EU Directive 2002/91/EC	