



Ribble Crescent, Walton-Le-Dale, Preston

Offers Over £125,000

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.

Internally upon entering you're welcomed by a porch offering direct access to the lounge. The front lounge is of a good size and boasts a feature fireplace and a bay-fronted window providing a picturesque view of the river. Moving through a set of French doors, the kitchen/diner features an integrated oven, ample space for a family dining table and freestanding appliances, along with an open staircase and access to the lean to. Ideal for storage, the conveniently located lean to leads through into an additional outbuilding and rear yard.

The first floor reveals three bedrooms, where both the master and bedroom two enjoy views of the river. Additionally, a modern family bathroom with stand alone shower can be found on this floor.

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

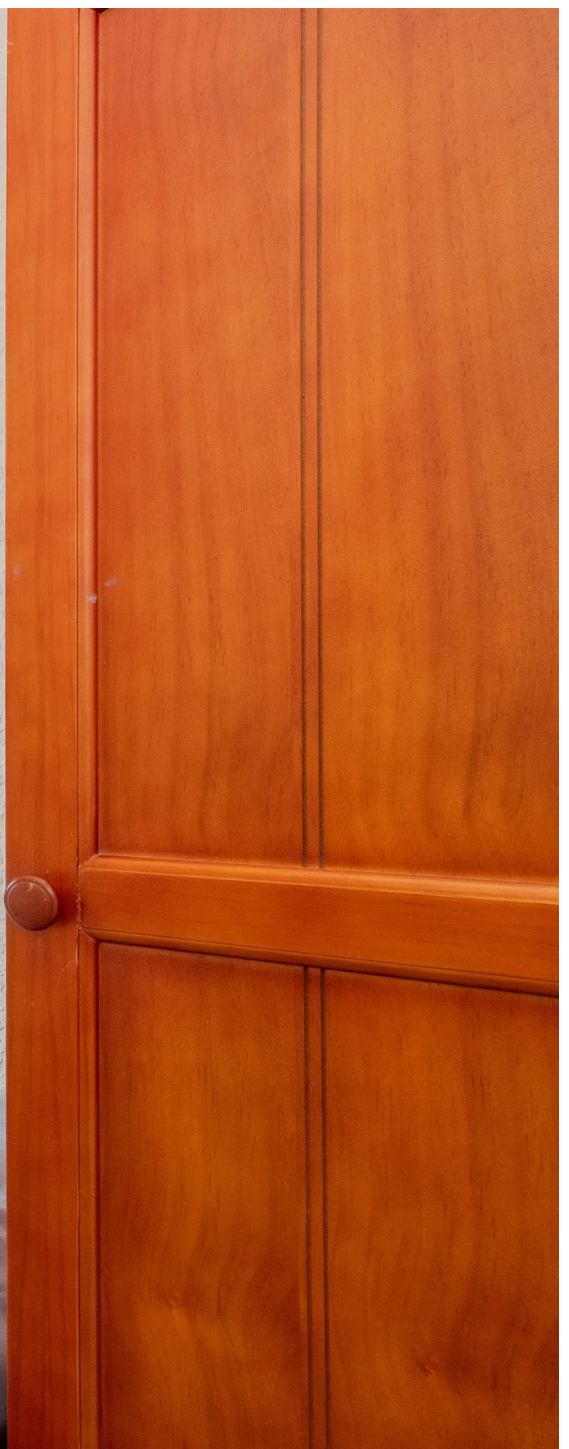
This delightful home provides a blend of both comfort and convenience, offering a unique living experience that combines modern amenities with the tranquility of riverside views.





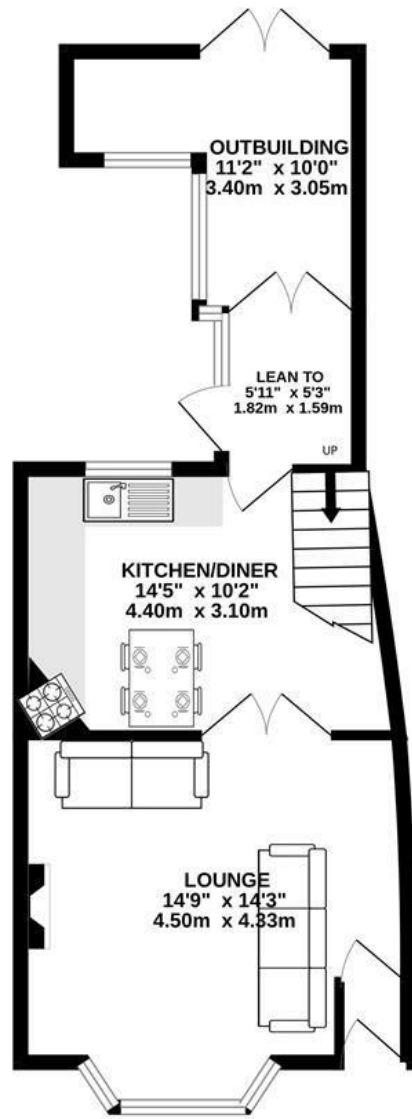




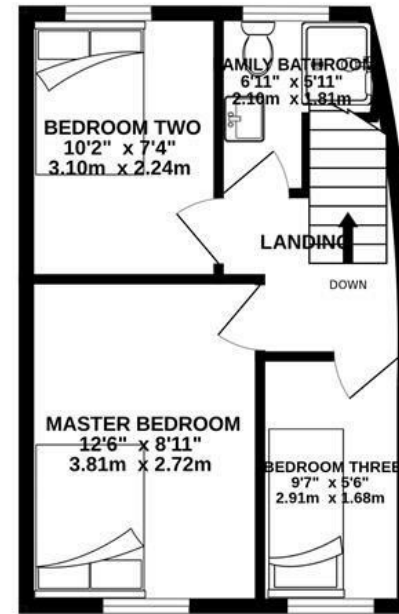




GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.

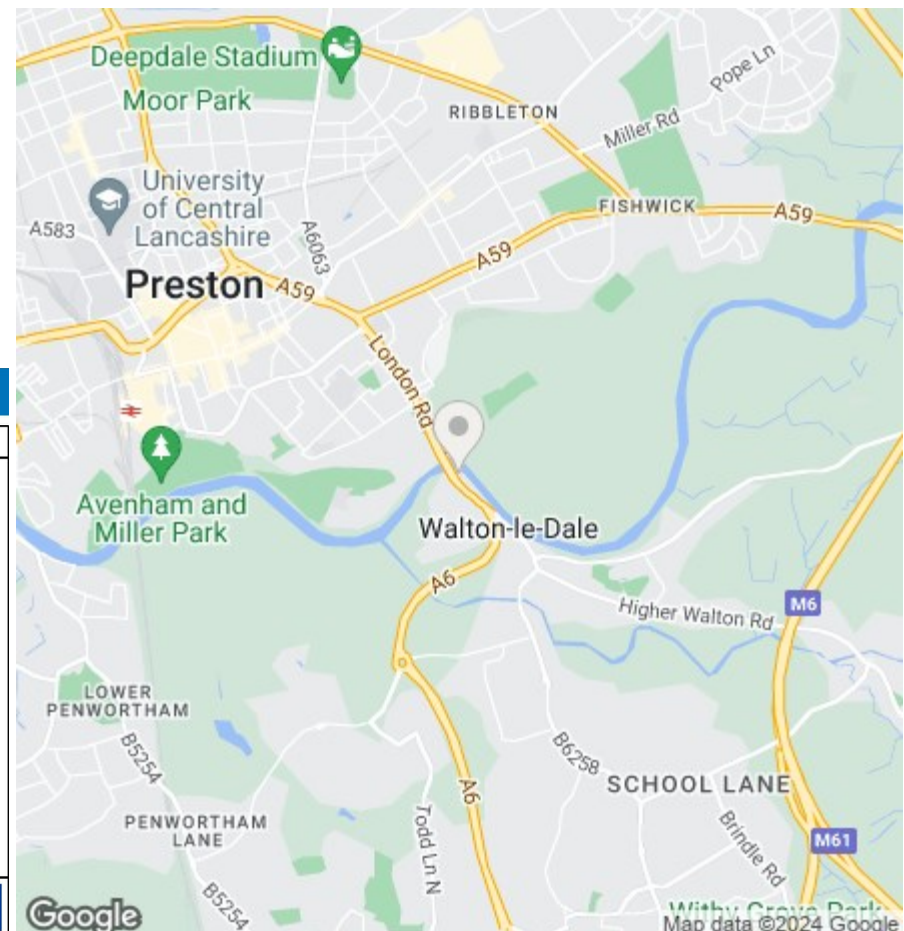


TOTAL FLOOR AREA: 766 sq.ft. (71.1 sq.m.) approx.

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	73	
(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	