



Silverdale Drive, Ribbleton, Preston

Offers Over £145,000

Ben Rose Estate Agents are pleased to present to market this newly refurbished three-bedroom end-terrace property, situated on a peaceful cul-de-sac in Ribbleton, Preston. Ideal for first-time buyers looking to step onto the property ladder, this home offers convenient access to Preston City Centre and close proximity to excellent local schools, shops, and amenities. With fantastic travel links via Preston train station and the M6 and M61 motorways.

The home has been recently refurbished to a high standard throughout, including a new roof, newly fitted kitchen, internal doors, flooring, and radiators, as well as new doors and windows at the front. Tastefully decorated with neutral decor, this property offers a perfect canvas for personal touches and customization.

You enter the property via the welcoming entrance hallway, which provides access to the lounge and the stairs to the upper level. The spacious lounge spans the full length of the property and benefits from dual-aspect windows to the front and rear. From here, you will find the modern fitted kitchen, featuring an integrated oven and hob with space for freestanding appliances. The garden can be accessed from the kitchen via a single door. Just off the kitchen is a convenient utility room, offering additional storage and utility space, with porch access back to the front.

Moving upstairs, you will find three well-proportioned bedrooms, a two-piece bathroom, and a separate WC.

Externally, the front of the property features a good-sized enclosed garden with a path leading to the front door. At the rear is a generously sized garden, primarily laid to lawn, with a flagged patio area that receives plenty of sunshine throughout the day.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.





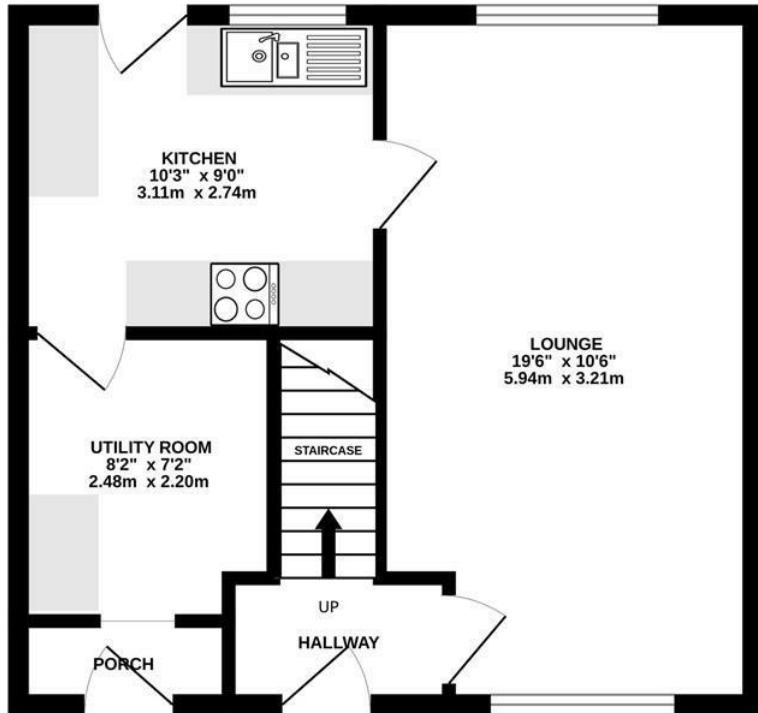




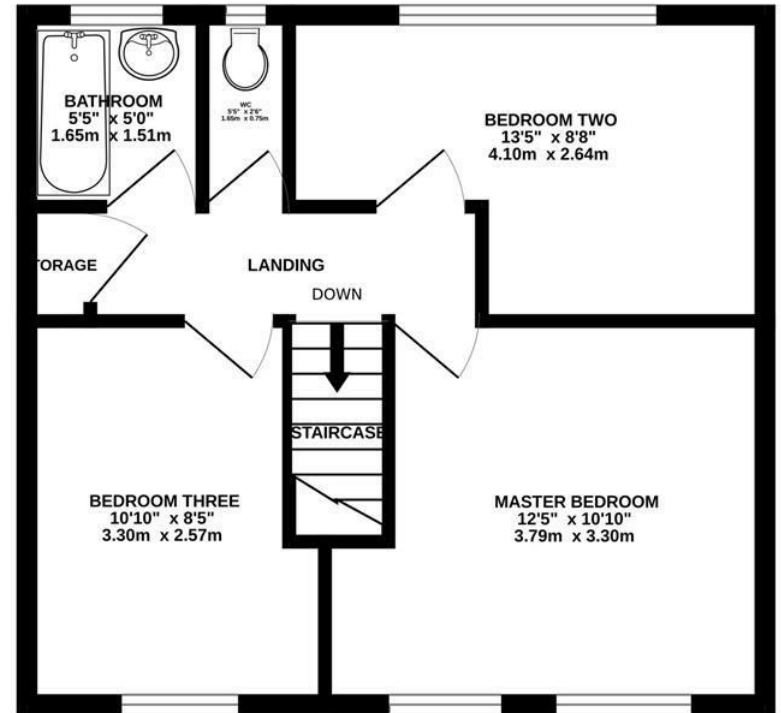




GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



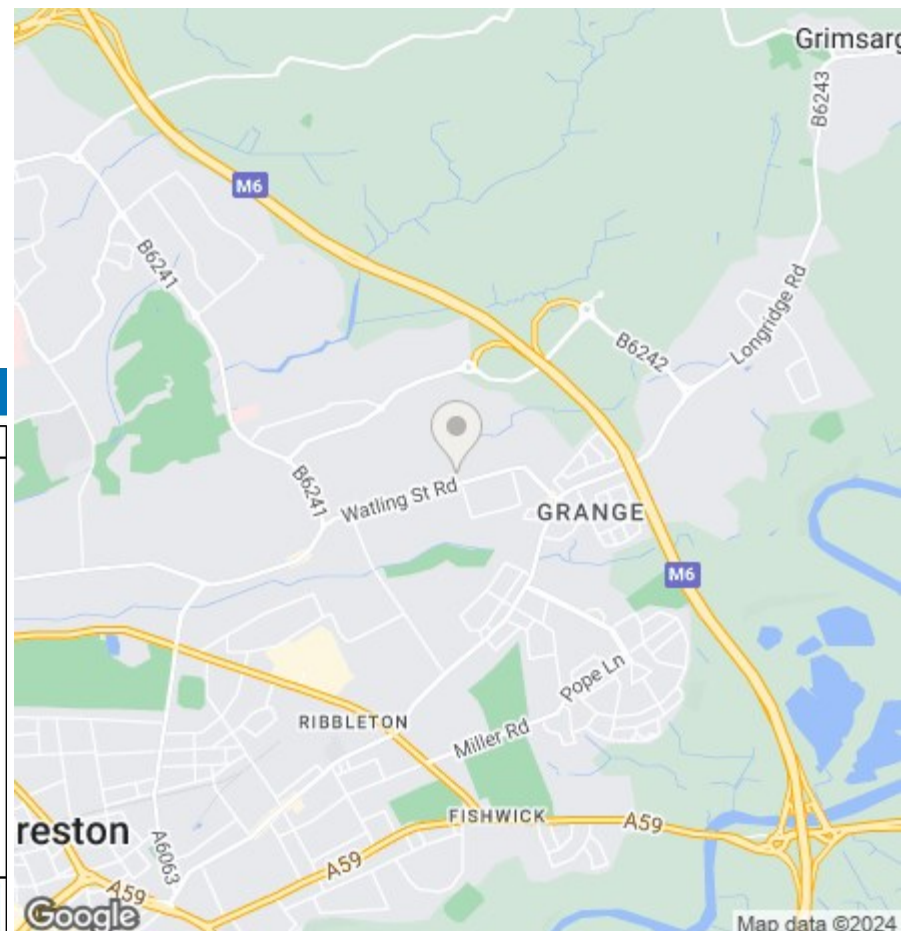
1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	