



Ellerbeck Avenue, Ribbleton, Preston

Offers Over £129,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terraced home, located in the popular area of Ribbleton. Ideal for families or first-time buyers, the property is conveniently situated close to local amenities including shops, schools, and parks, while also benefitting from excellent transport links to Preston city centre and beyond.

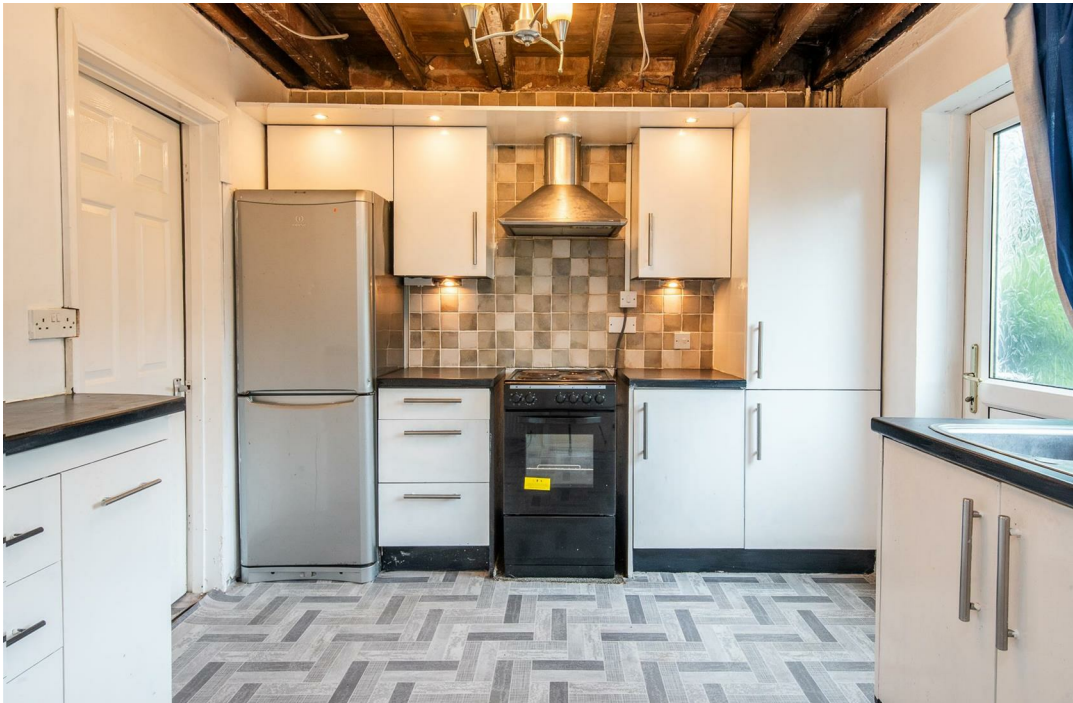
Stepping into the home, you're welcomed by an inviting entrance hall that leads into a spacious open-plan lounge/diner. This versatile living space is filled with natural light thanks to its dual aspect windows overlooking both the front and rear. From here, you'll find the kitchen, which offers ample storage and worktop space, with a single door providing access to the rear garden. Just off the kitchen is a convenient utility room, offering additional storage and direct access back to the front of the property.

Moving upstairs, the home features three well-proportioned bedrooms, alongside a two-piece family bathroom and a separate WC.

Externally, the property boasts a low-maintenance gravel garden to the front and a generously sized private garden to the rear, perfect for outdoor enjoyment. Ample on-street parking is also available for residents and visitors. Early viewing is highly recommended to avoid any potential disappointment.







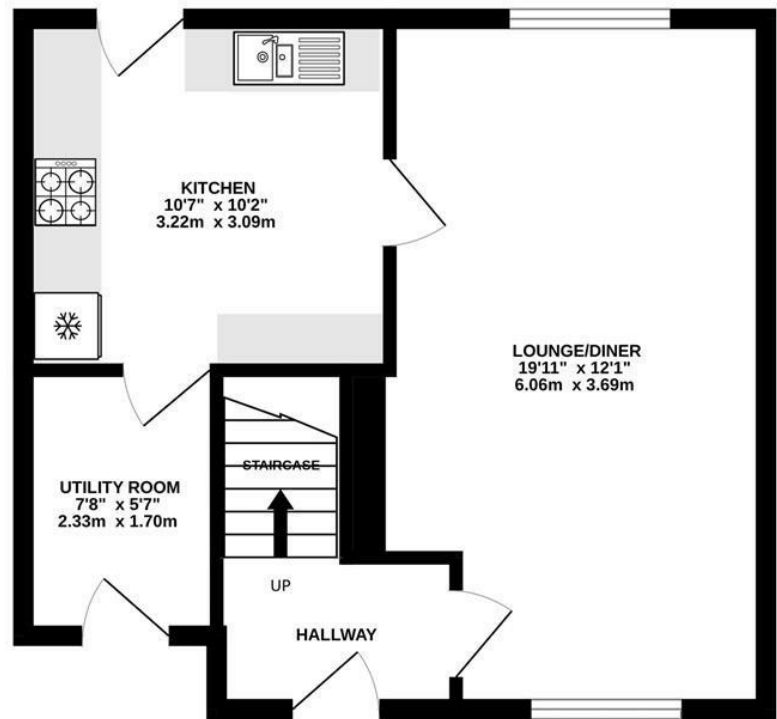




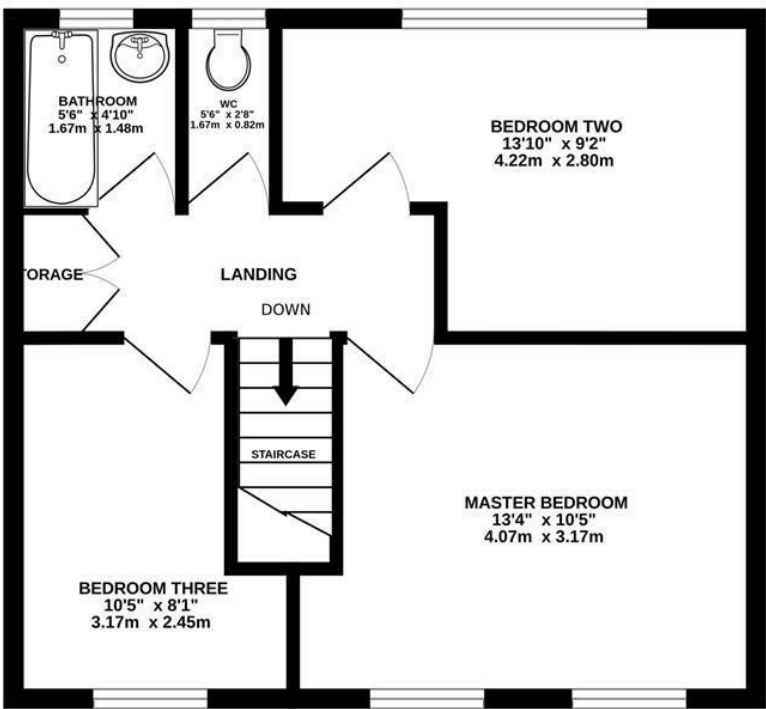


BEN ROSE

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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		
	72	78
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	

