



Longridge Road, Ribbleton, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom mid-terrace property, located in the sought-after area of Ribbleton. Ideally suited for families or first-time buyers, this well-proportioned home offers modern living across two floors with the benefit of both front and rear gardens. Situated within easy reach of Preston city centre, the property enjoys excellent travel links including the nearby M6, M65, M55 and M61 motorways, as well as regular bus services to Preston and Longridge. Local shops, supermarkets and schools are just a short walk away, while Brockholes Nature Reserve and surrounding countryside provide scenic outdoor escapes.

On entering the property, you are welcomed by a bright porch which leads into the generously sized lounge and dining room. Stretching the full length of the home, this open-plan space is filled with natural light and offers ample room for both relaxation and family dining. To the rear, the modern kitchen and utility area are fitted with contemporary units and provide excellent storage and workspace, along with direct access out to the garden – perfect for day-to-day living and entertaining alike.

Moving to the first floor, the landing gives way to three well-proportioned bedrooms. The master and second bedroom are both doubles, offering comfortable accommodation, while the third bedroom serves as a versatile single room, ideal for a nursery, office or guest space. Completing the first floor is a newly fitted, modern three-piece family shower room featuring sleek fixtures and finishes.

Externally, the home boasts a welcoming front garden which enhances kerb appeal and provides a buffer from the street. To the rear lies a delightful south-facing garden, designed with both practicality and charm in mind. A paved seating area offers the perfect spot for summer dining, while mature plants and borders create a private and tranquil outdoor retreat.

In summary, this attractive mid-terrace home offers a superb opportunity for families or first-time buyers to step onto the property ladder in a well-connected and popular location. With spacious interiors, a modern bathroom, and inviting outdoor spaces, early viewing is highly recommended to appreciate all that this home has to offer.







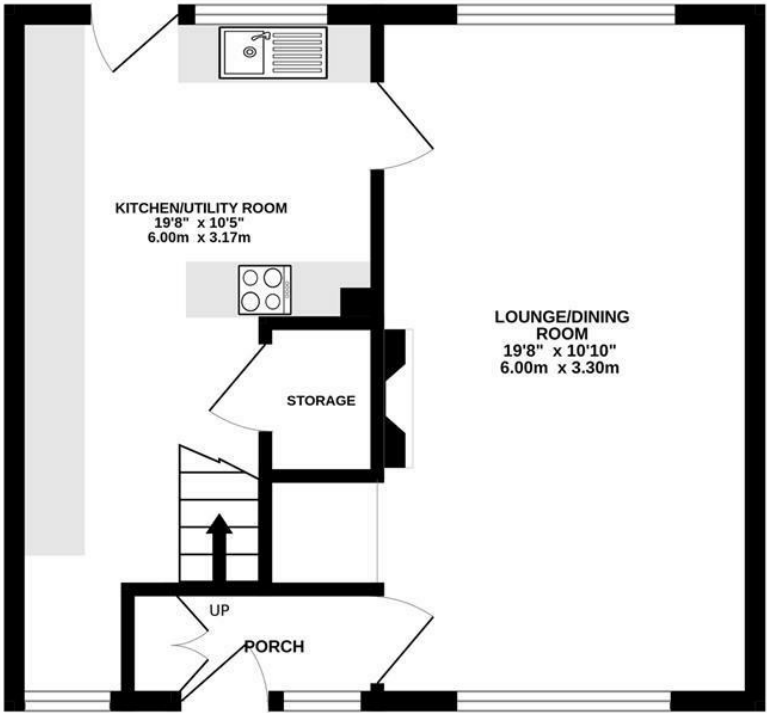




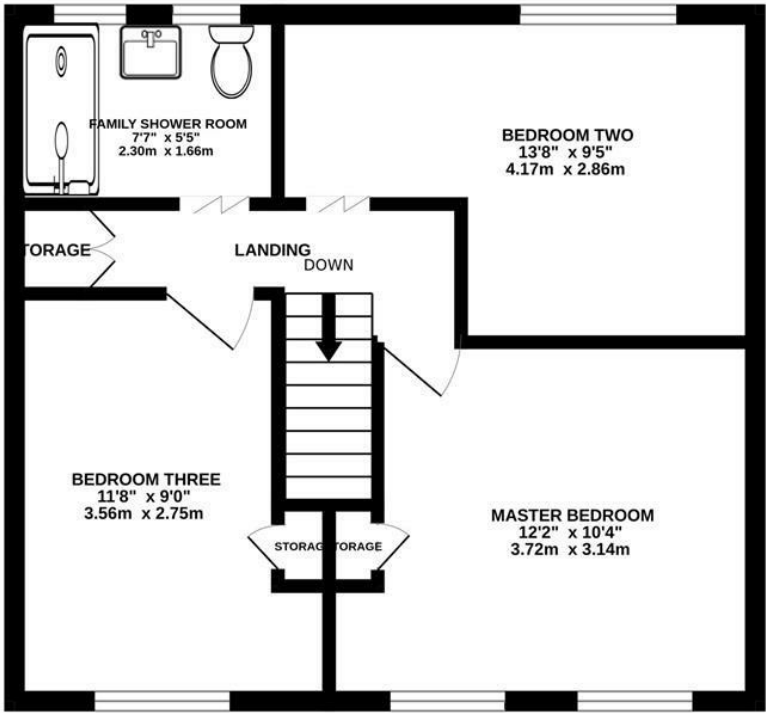


BEN ROSE

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



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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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		
	73	79
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	

