



**Longridge Road, Ribbleton, Preston**

**Offers Over £149,950**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, located in the sought-after area of Ribbleton, Preston and available with no chain. Ideally situated close to excellent local schools, shops, and amenities, and within easy reach of Preston city centre, the property benefits from superb travel links, including regular bus services to Preston and Longridge, as well as convenient access to nearby motorways. While the home would benefit from some modernisation, it presents an excellent opportunity for buyers looking to add value and personalise to their own taste.

Upon entering the property, you are welcomed into a bright entrance hallway, where a staircase leads to the first floor. To the right, you will find the spacious lounge/diner. Spanning 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. From the dining area, you are led into the kitchen, which is fitted with an integrated fridge, freezer, oven, and hob, and provides access to the rear garden.

Moving to the first floor, the landing leads to three well-proportioned bedrooms. The master and second bedrooms are both doubles, offering comfortable accommodation, while the third bedroom serves as a versatile single room, ideal for use as a nursery, home office, or guest room.

Externally, the property boasts a well-maintained front garden, along with a private driveway providing off-road parking. The driveway extends to a single detached garage at the rear, which is fitted with power and lighting and accessed via an up-and-over door. The south-facing rear garden is generously sized and features a well-maintained lawn and a small vegetable plot, creating an ideal space for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.







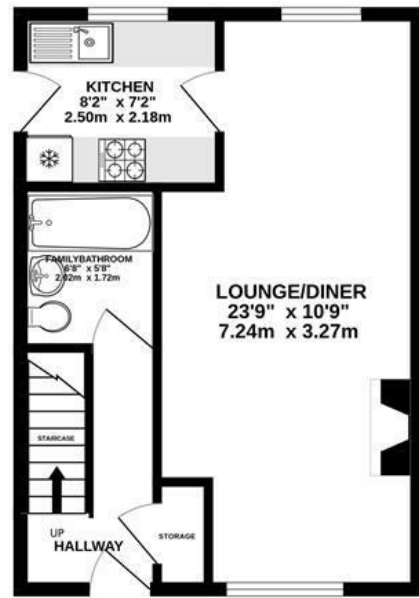




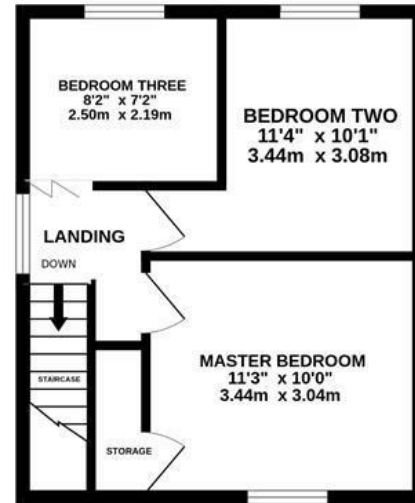


# BEN ROSE

GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.

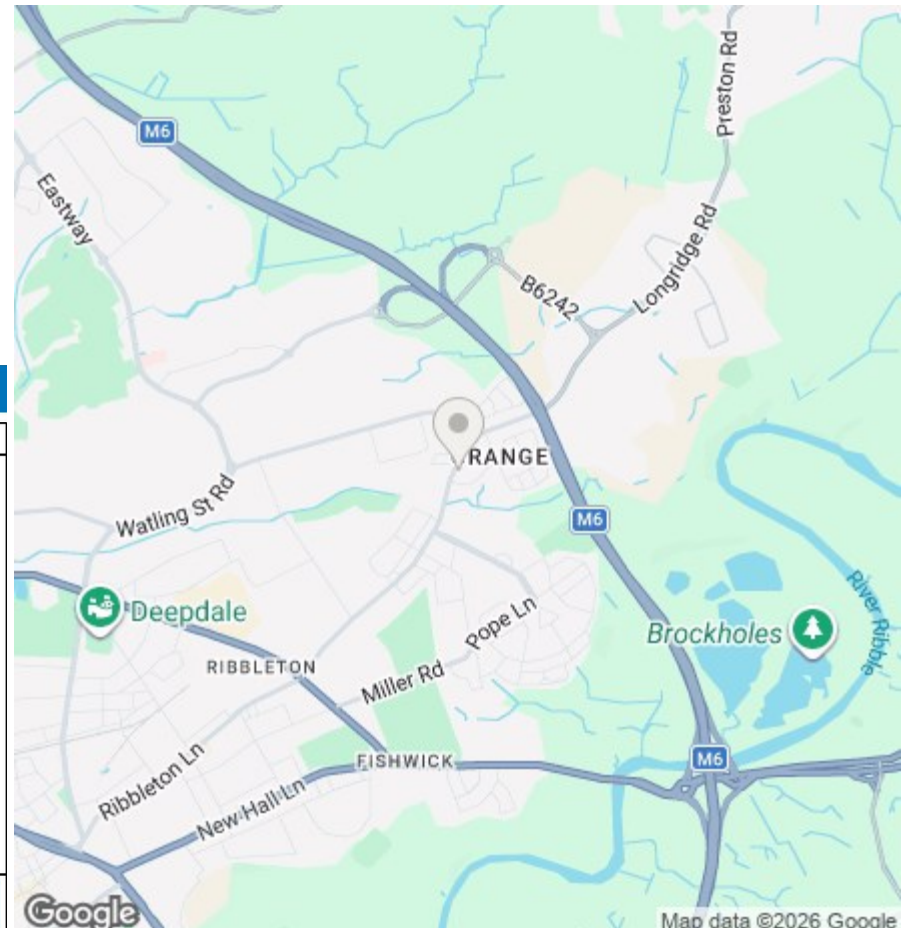


TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	