



1 Kilruddery Road, Preston, PR1 8ES

£220,000

This charming 1920s semi-detached house is a rare find, perfectly positioned on a remarkably quiet residential road just a stone's throw from the River Ribble. Occupying a spacious plot with substantial room to the side, the property offers private off-road parking and is being sold with the benefit of no onward chain. Retaining an abundance of character and original period features, this traditional home sits within the highly sought-after Broadgate area of Preston, providing an idyllic lifestyle with fantastic potential.

The ground floor layout is bright and versatile, instantly showcasing the home's historic charm. It features two reception rooms, ideal for use as a lounge and dining area. A separate kitchen sits adjacent, which leads through to a bright conservatory at the rear, offering a peaceful space, connecting to the private rear garden. Practicality hasn't been overlooked either, with a useful storage closet neatly tucked away under the stairs, perfect for household essentials.

Upstairs, the traditional feel continues with three exceptionally good-sized bedrooms, each feeling airy and retaining its original charm. Serving the first floor is a large three-piece family bathroom, providing plenty of space for a busy household. Having been well-preserved over the decades, the interior offers a wonderful canvas for anyone looking to blend classic period features with modern updates.

The exterior of the property is highly unique due to the size of its footprint. The substantial space to the side of the house not only accommodates ample off-road parking but also opens up exciting opportunities for future development; whether you are looking to build an extension or landscape the garden (subject to planning permissions), the potential here is immense.

Perfect for families and outdoor enthusiasts, the home is within easy reach of some of the city's best-loved green spaces, with the Victorian landscaping and riverside walks of Avenham and Miller Parks just a short distance away, alongside convenient access to the famous Guild Wheel.

Preston Docks and the surrounding marina offer excellent waterside dining, while the vibrant city centre—home to thriving shops, markets, and the Harris Museum—along with Preston railway station, are both within a short walk or bus ride, making this an exceptionally well-connected location for commuters alike. Please get in touch if you have any questions or would like to arrange a viewing.

Floor Plan

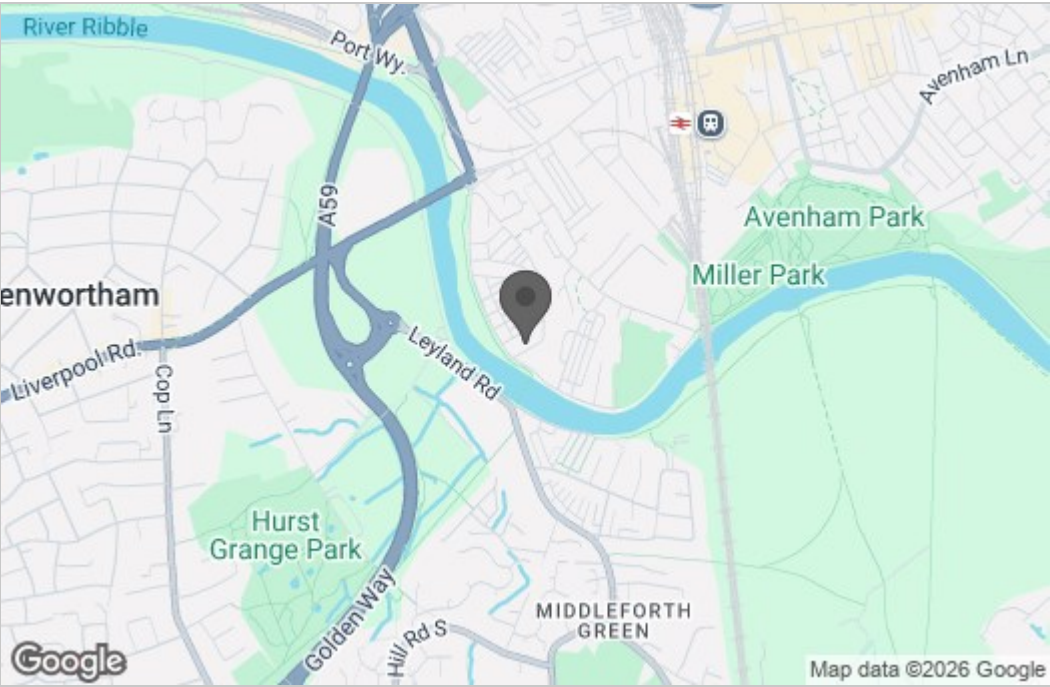
Ground Floor



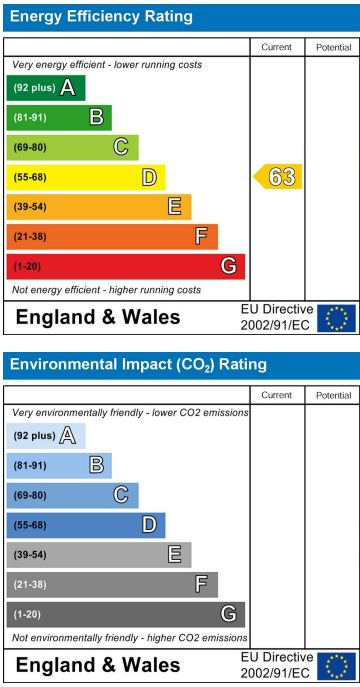
First Floor



Area Map



Energy Efficiency Graph



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