



Braefield Crescent, Ribbleton, Preston

Offers Over £295,000

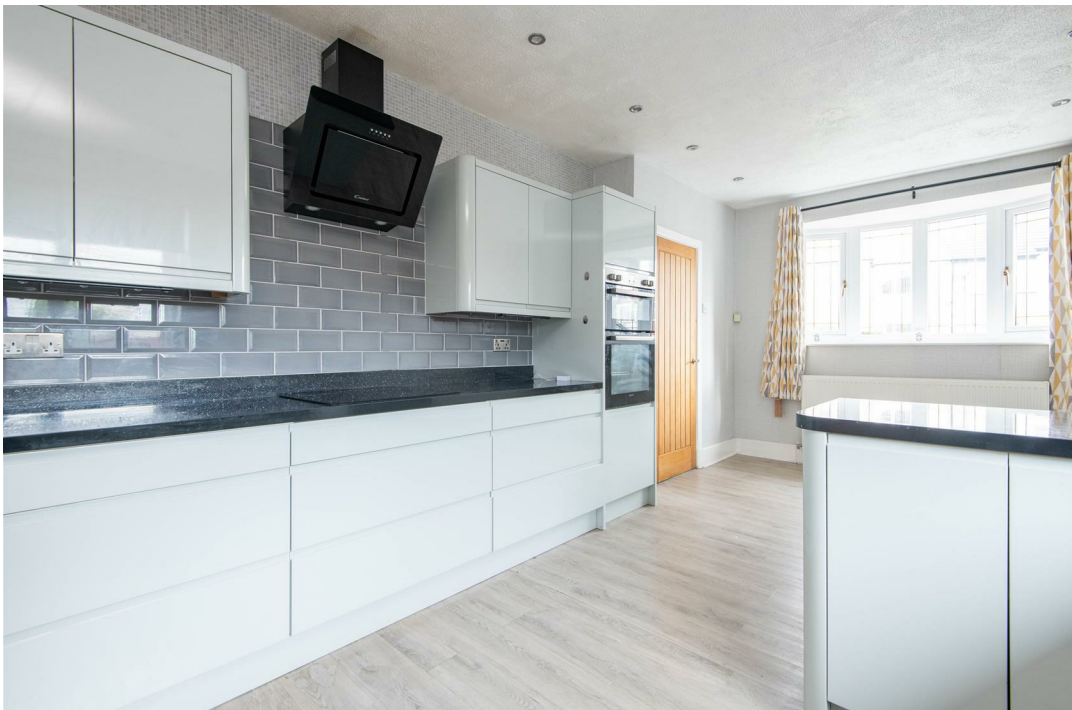
Ben Rose Estate Agents are pleased to present to market this attractive detached family home, situated in the popular residential area of Ribbleton, Preston. Offering well-proportioned accommodation across two floors, the property provides an excellent combination of comfortable living space, practical features and generous outdoor space, making it particularly well suited to growing families. The surrounding area offers a wealth of everyday amenities, with local shops, schools, parks and leisure facilities all within easy reach, while Ribbleton Park provides green space and recreational facilities nearby. There are regular bus services connecting Ribbleton with Preston city centre, whilst Preston Railway Station provides excellent rail connections across the North West and further afield. For those commuting by car, the A59 and B6243 provide convenient routes into Preston, with access to the M6 available via Junction 31 and Junction 31A, making Blackburn, Chorley, Manchester and other surrounding towns and cities readily accessible. The wider area also benefits from attractions including the historic parks and riverside areas of Preston, providing plenty of opportunities for family days out.

Stepping inside, the entrance hall provides a welcoming introduction to the home and offers access to the principal ground floor rooms, first floor staircase and useful storage. The lounge is a particularly generous reception room, enjoying plenty of natural light from a large window and featuring a fireplace which provides an attractive focal point. Continuing through the property, the kitchen and dining area creates a sociable heart to the home, with the open-plan layout providing ample room for a family dining table and benefitting from a pleasant bay window. The kitchen itself is fitted with modern cabinetry and a range of integrated appliances, while a large adjoining utility room provides valuable additional storage and workspace, ideal for the demands of family life. The property also benefits from solar panels, which currently generate an income of approximately £2,000 per year, providing an attractive additional benefit to the home.

Heading upstairs, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is a comfortable double room which further benefits from built-in wardrobes, providing useful storage without compromising on floor space. The second bedroom is also a well-sized double, whilst the third bedroom offers a versatile space that could be utilised as a child's bedroom, guest room, home office or dressing room depending on the needs of the next owners. Completing the first floor is the three-piece family bathroom, finished to a good standard and conveniently positioned to serve all three bedrooms.

Externally, the front of the property is approached via a driveway providing parking for multiple vehicles and leading directly to a large garage, offering excellent storage or potential for a variety of uses including a workshop. A small lawned garden sits alongside the driveway, complemented by bordering flower beds and a surrounding hedge which adds a pleasant degree of greenery and privacy. To the rear, the property continues to impress with a generously sized garden featuring a good-sized lawn, ample space for outdoor seating and entertaining, and several mature fruit trees. There is also a dedicated section with vegetable planters, ideal for those who enjoy gardening and growing their own produce. Overall, this is a well-appointed detached family home offering generous accommodation, excellent outdoor space, useful practical features and a convenient Preston location, with the added benefit of income-generating solar panels making it an appealing opportunity for a wide range of family buyers.







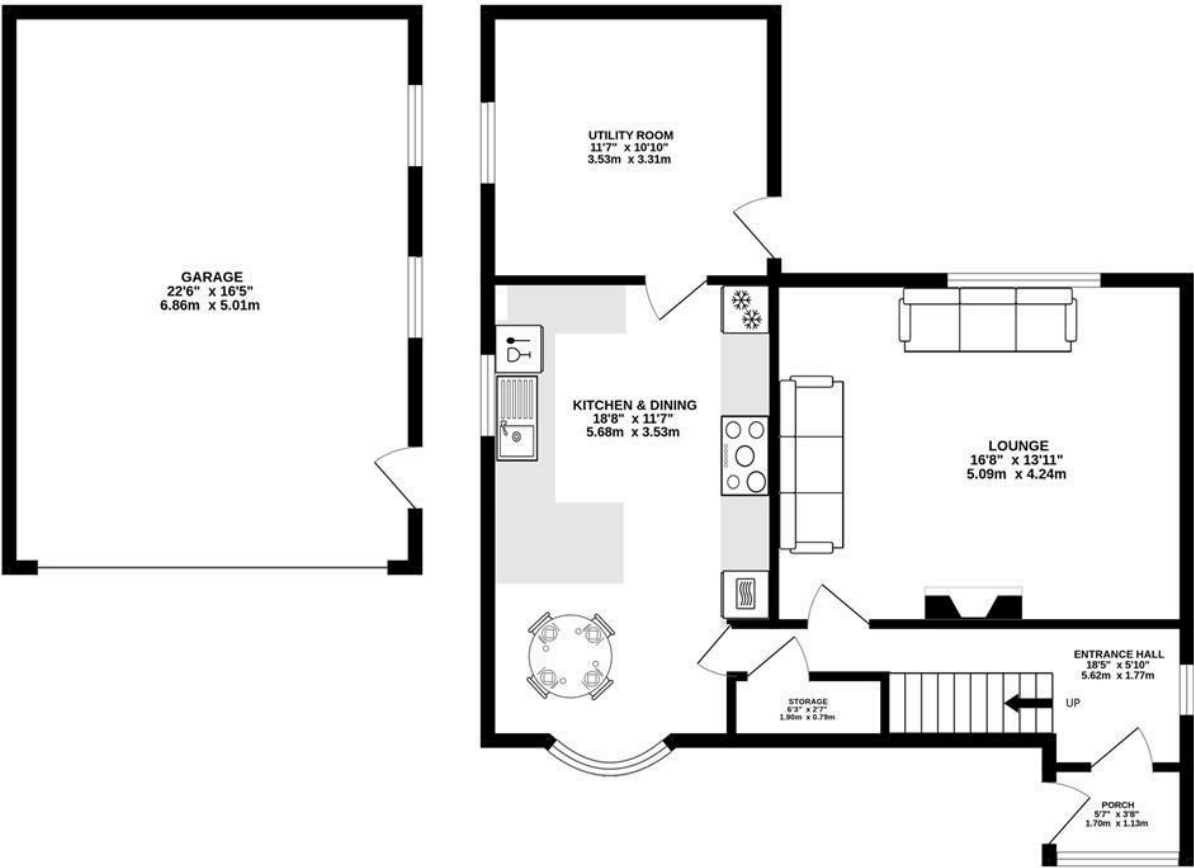




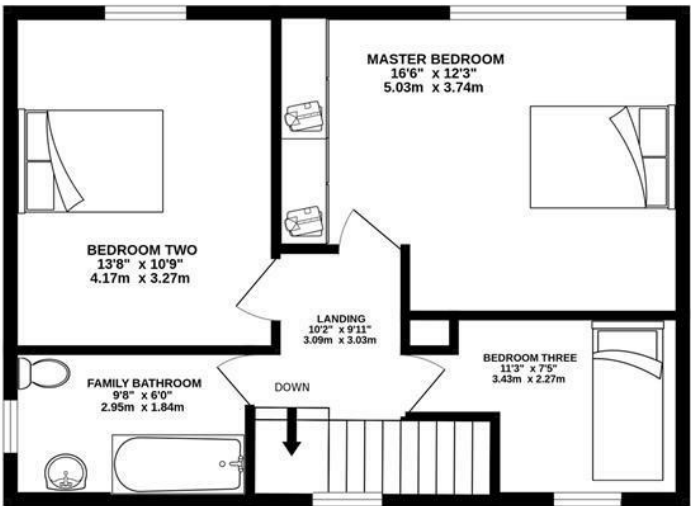


BEN ROSE

GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

