



Westfield Drive, Ribbleton, Preston

Offers Over £145,000

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom, end-terrace home, located in the sought-after area of Ribbleton, Preston. The property offers convenient access to Preston city centre and is close to excellent local schools, shops, and amenities. It also benefits from superb travel links via Preston train station and the M6 and M61 motorways.

Stepping into the property through the entrance porch, you will find yourself in the main hallway, where a staircase leads to the upper level. On the left, you will enter the spacious lounge, which features a large front-facing window and sliding patio doors opening onto the rear garden. From here, the open-plan kitchen/diner can be accessed. The fitted kitchen offers ample storage and space for freestanding appliances, while the dining area provides plenty of room for a family dining table. A single door from the kitchen leads out to the garden.

Moving upstairs, you will find three well-proportioned double bedrooms and a modern three-piece family bathroom with an over-the-bath shower.

Externally, the home benefits from a private driveway at the front providing off-road parking. To the rear is a generously sized, south-facing garden with a lawn and stone patio, creating a perfect space for relaxing and entertaining.

Early viewing is highly recommended to avoid potential disappointment.





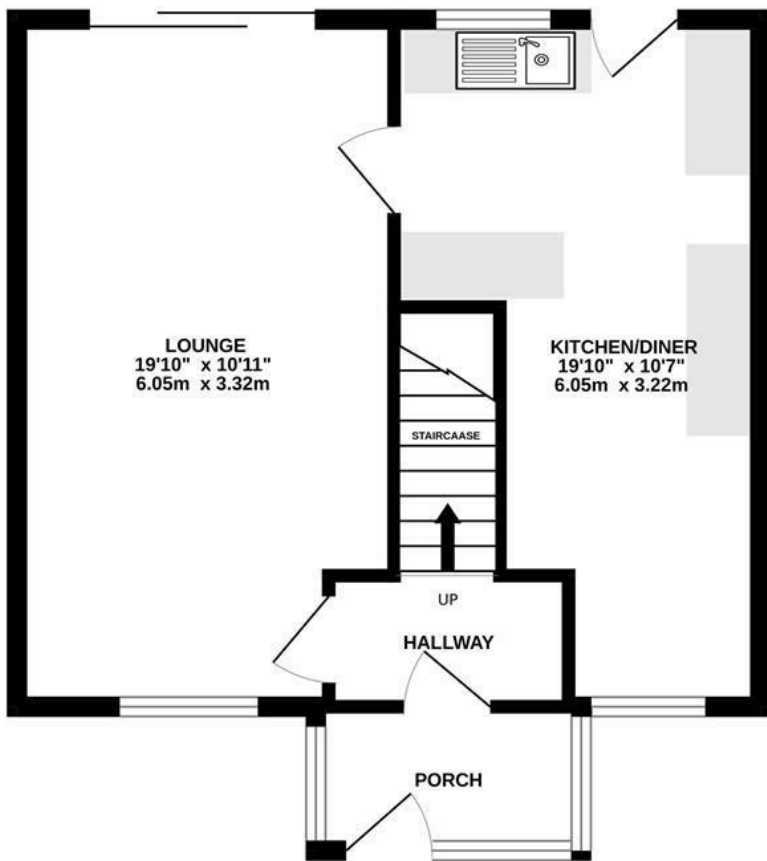




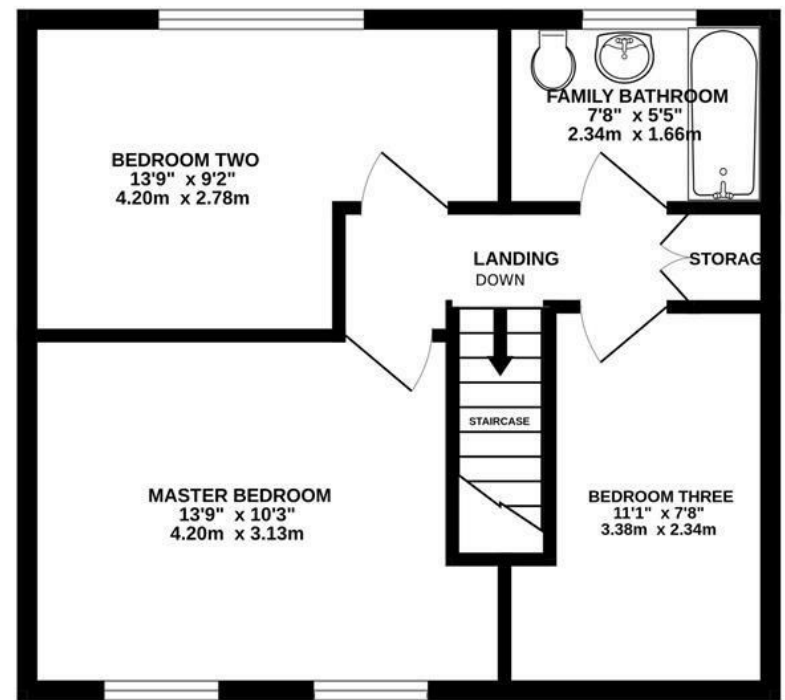




GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.

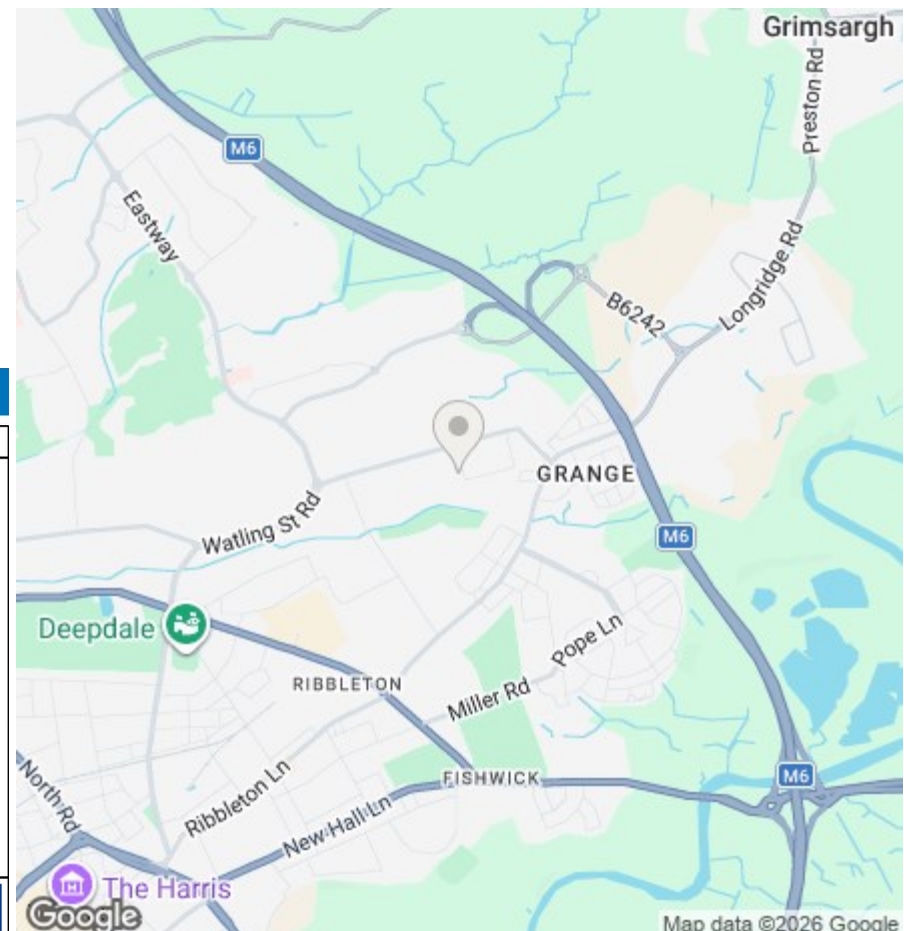


TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

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 | | |
| | 58 | 74 |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) 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 | |