



## Marsett Place, Ribbleton, Preston

**Offers Over £125,000**

Ben Rose Estate Agents are pleased to present to market this well-appointed three-bedroom terraced house located in the popular area of Ribbleton. Perfect for families or first-time buyers, this charming property offers a comfortable living space with well-maintained gardens at both the front and rear. Ideally situated close to local amenities, including shops, schools, and parks, it also benefits from excellent transport links to Preston city centre and beyond, with easy access to major road networks.

Stepping into the home, you're greeted by a welcoming entrance hall that leads into a spacious open-plan lounge/diner. This versatile space is perfect for both relaxing and entertaining, with large windows that fill the room with natural light. The kitchen offers ample storage and worktop space for meal preparation. Additionally, there's a handy under-stairs storage area, providing extra room for household essentials.

Moving up to the first floor, the landing leads to three bedrooms. The master bedroom is generously sized, offering plenty of room for furniture, while the second bedroom provides flexible space, ideal for a growing family. Bedroom three is perfect for use as a child's room, guest room, or home office. Completing the first floor is the family bathroom, which features a bath with shower over, toilet, and sink.

Externally, the property boasts well-maintained gardens to the front and rear. The rear garden offers a private outdoor space with both lawn and patio areas, ideal for family gatherings or simply relaxing in the sun. The front garden enhances the property's curb appeal, and on-street parking is readily available for residents and guests.

In summary, this delightful three-bedroom terraced home in Ribbleton offers comfortable living with spacious interiors and attractive gardens, making it an excellent choice for those seeking a well-located family home.





































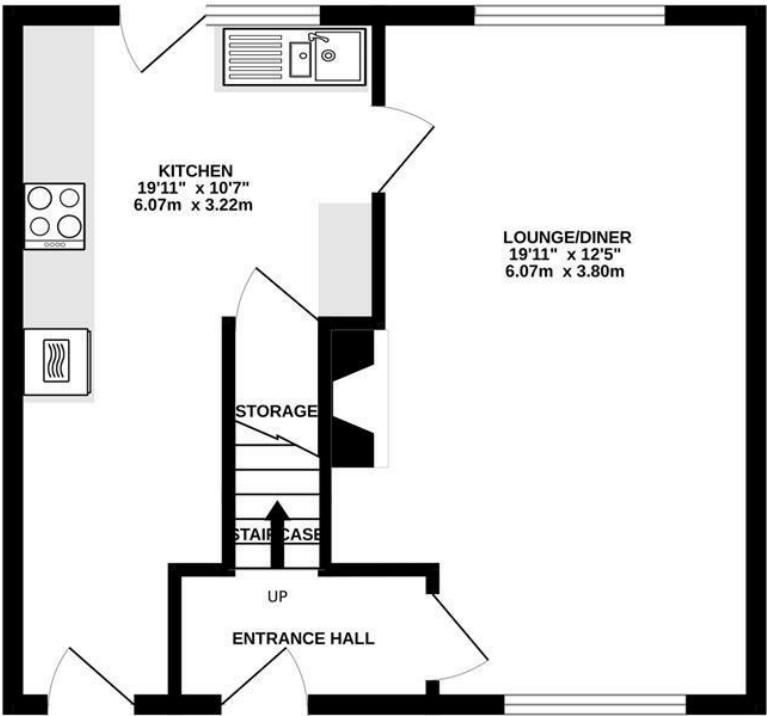




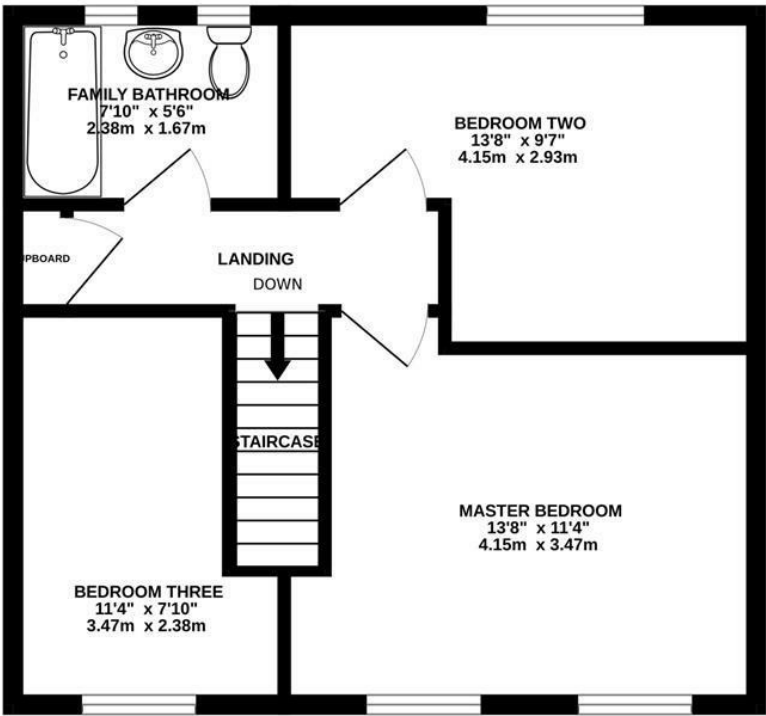


# BEN ROSE

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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	<div>69</div>	<div>88</div>
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

