



26 WESTFIELD DRIVE

RIBBLETON, PRESTON, PR2 6TH

Offers Over £175,000
FREEHOLD

- Three Bedroom Semi Detached House • Local Amenities, Public Transport & Motorway Links • Impressive Sized Plot • Well Proportioned Bedrooms • Spacious Lounge, Dining Room & Kitchen • Downstairs W.C • Family Bathroom • Front & Rear Low Maintenance Gardens • UPVC Double Glazing & Gas Central Heating • Early Viewing Comes Highly

Recommended

MARIE HOLMES
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Introducing 26 Westfield Drive...

An excellent opportunity to acquire this superb three-bedroom semi-detached home, set on a generous plot in the sought-after area of Ribbleton, Preston. Ideally positioned, the property offers convenient access to a wide range of local amenities, well-connected public transport links, major motorway networks, Preston city centre, and the Royal Preston Hospital.

The accommodation briefly comprises an inviting entrance hallway, a comfortable lounge, a separate dining room, a spacious fitted kitchen, and a convenient ground floor W.C. To the first floor are three well-proportioned bedrooms and a modern three-piece family bathroom.

Externally, the property boasts a substantial, private and enclosed rear garden, featuring a patio seating area and a well-maintained lawn—perfect for outdoor entertaining or family enjoyment—along with a useful garden shed for storage. To the front, there is a low-maintenance enclosed garden, predominantly laid to lawn.

Further benefits include UPVC double glazing and gas central heating throughout.

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic home has to offer.

Entrance Hallway

Entrance via UPVC double glazed front door with feature glazed panel. Double panel radiator. Wood effect laminate flooring. Cupboard storage. Half return landing with door leading off to downstairs W.C and carpeted staircase leading to all first floor accommodation.

Lounge

12'12" x 18'10" (3.95 x 5.73)
UPVC double glazed window to the front elevation. UPVC double glazed sliding patio doors to the rear elevation. Feature gas fire with modern surround and marble effect hearth. Picture lights. Two ceiling light fittings. Radiator. Carpeted. TV aerial socket.

Kitchen

10'9" x 11'11" (3.28 x 3.63)
UPVC double glazed window to the rear elevation. UPVC double glazed window to the side elevation. Features a range of eye and base level units with contrasting work surfaces over. Tiled splash backs. One and a half bowl composite sink and drainer unit with mixer tap. Integrated electric double oven and four burner gas hob with extractor hood over. Space and plumbed for a washing machine. Space for under counter fridge and freezer.

Dining Room/Second Reception

12'4" x 10'2" (3.75 x 3.10)
UPVC double glazed window to the front elevation.

UPVC double glazed sliding patio doors to the rear elevation. Feature gas fire set on marble effect hearth. Radiator. Carpeted.

Downstairs W.C

2'8" x 4'5" (0.81 x 1.34)

UPVC double glazed obscured window to the side elevation. Features a two piece suite in white comprising of low flush W.C and wall mounted wash hand basin with tiled splashback. Wall mounted mirror. Radiator. Carpeted.

First Floor Landing

UPVC double glazed window to the side elevation. Doors leading off to all first floor accommodation. Access to loft which is fully boarded. Carpeted. Ceiling light fitting.

Bedroom One

11'6" x 10'7" (3.50 x 3.22)

UPVC double glazed window to the rear elevation. Feature fitted robe storage with mirror sliding doors and built in cupboard storage. Radiator. Carpeted. Ceiling light fitting.

Bedroom Two

8'8" x 7'11" (2.64 x 2.42)

UPVC double glazed window to the front elevation. Radiator. Carpeted. Ceiling light fitting.

Bedroom Three

10'9" x 10'5" (3.28 x 3.17)

UPVC double glazed window to the rear elevation. Radiator. Carpeted. Ceiling light fitting.

Family Bathroom

5'5" x 6'4" (1.65 x 1.92)

Features a three piece in white comprising of low flush W.C, pedestal wash hand basin and panelled bath with shower over. Feature tall radiator. Fully tiled elevations. Ceiling light fitting. Vinyl wood effect flooring. Storage cupboard.

Front Exterior

The front garden is low maintenance, being mainly laid to lawn with pathway leading to the front door.

Rear Exterior

The rear garden is mainly laid to lawn with dividing hedgerow and patio area. Garden shed for storage.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do



not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

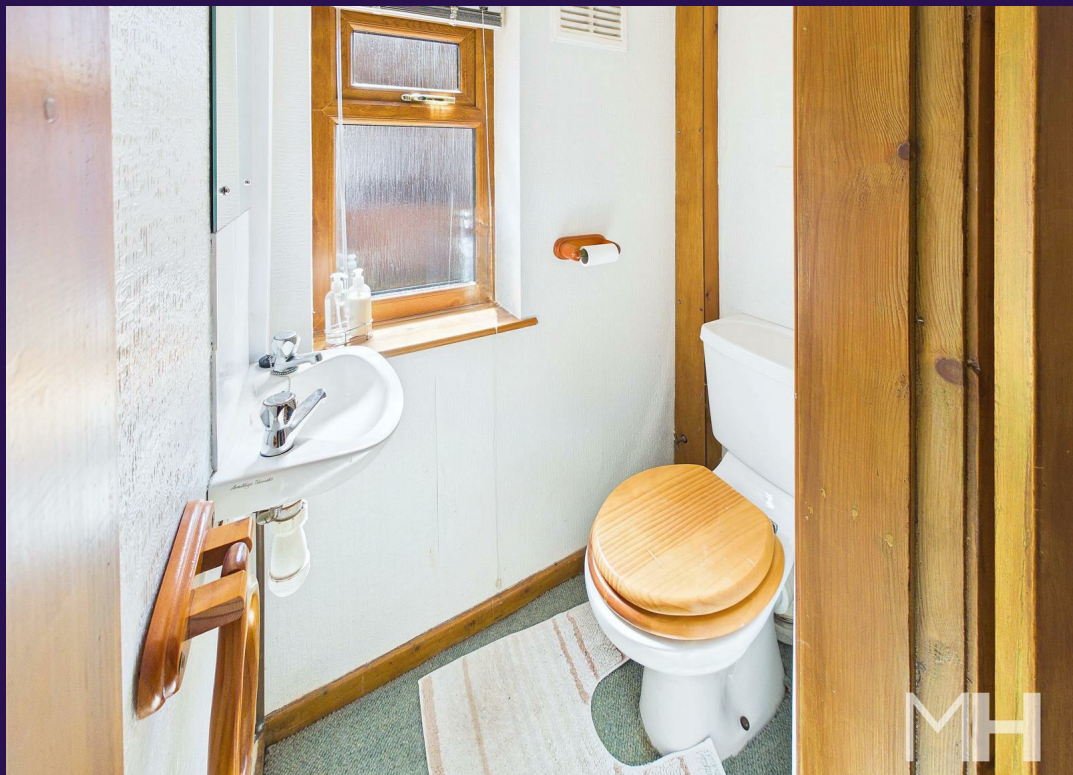
NOTICE:

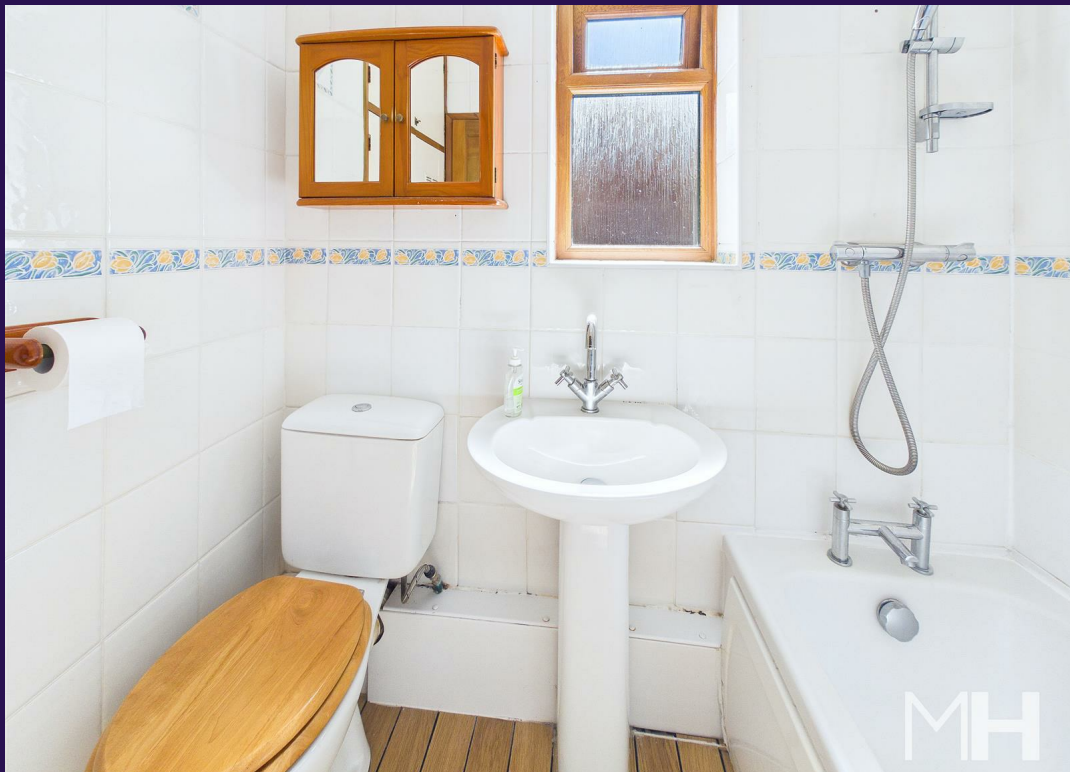
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.







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ADDITIONAL INFORMATION

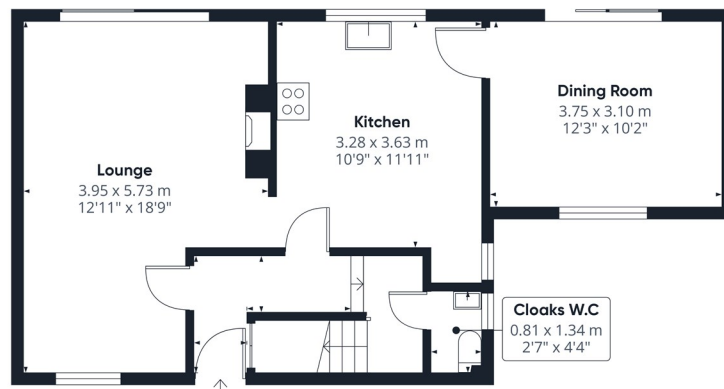
Local Authority – Preston City Council

Council Tax – Band A

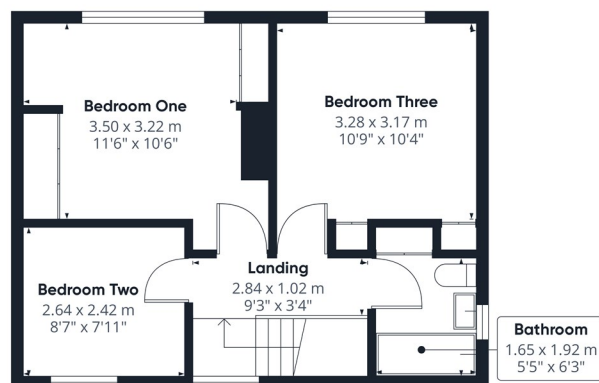
Viewings – By Appointment Only

Tenure – Freehold





Ground Floor



First Floor

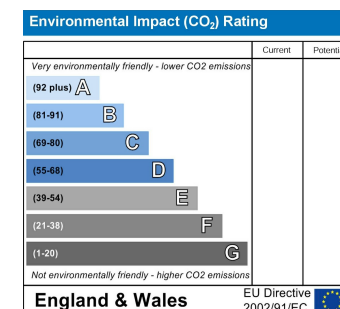
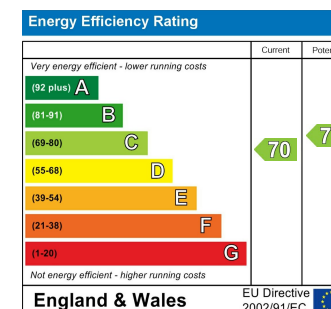
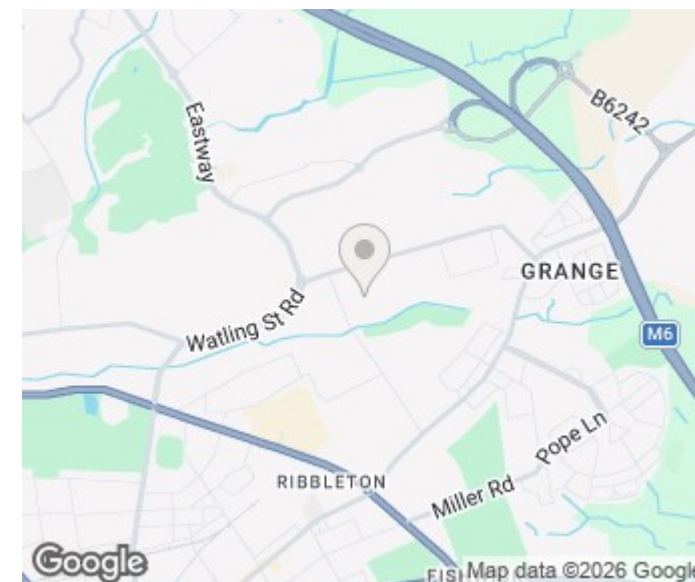


Approximate total area⁽¹⁾
90.3 m²
969 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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