

# GUILDHALL

SALES & LETTINGS



## 6 Burholme Close

Ribbleton, Preston, PR2 6HQ

£160,000



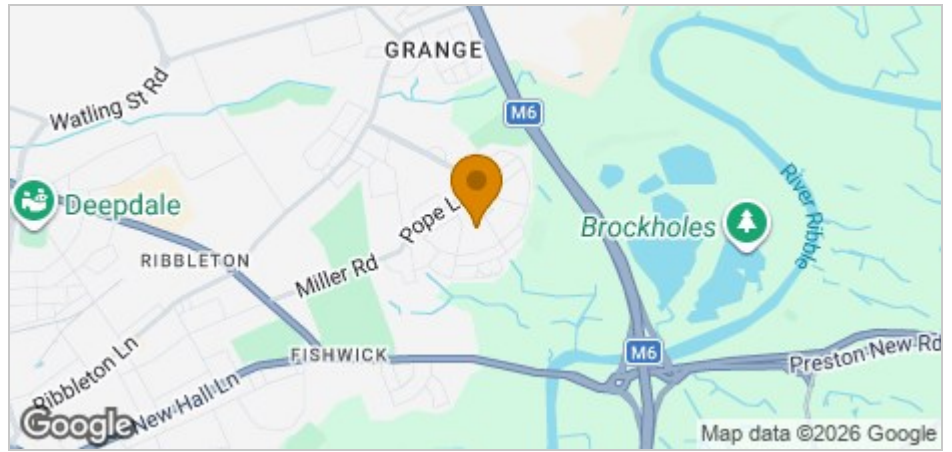
Welcome to this impressive semi-detached house located on Burholme Close in the desirable area of Ribbleton, Preston. This charming property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting lounge provides a comfortable area for relaxation, while the spacious kitchen and dining room offer a perfect setting for entertaining guests or enjoying family meals.

One of the standout features of this home is the expansive rear garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply unwinding in a tranquil setting. The property also benefits from a driveway that accommodates parking for two vehicles, ensuring convenience for you and your guests.

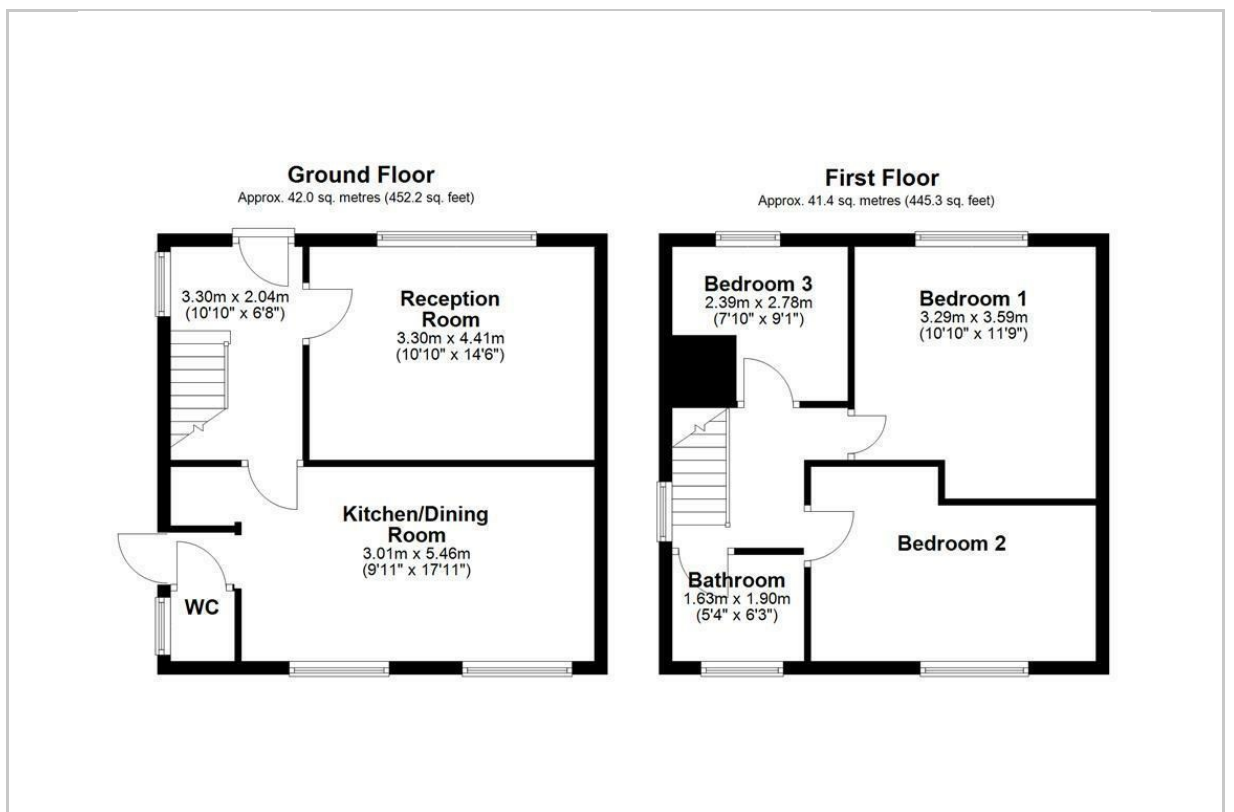
Situated in a popular residential location, this property is close to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a friendly community. With its appealing features and prime location, this semi-detached house is a fantastic opportunity for anyone looking to make a new home in Preston. Don't miss the chance to view this delightful property and envision your future here.



## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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