

# GUILDHALL

SALES & LETTINGS



## 61 Clifton Avenue

Ashton-On-Ribble, Preston, PR2 1SQ

Offers Over £250,000



A beautifully presented three-bedroom semi-detached home, offering modern living throughout and benefitting from a freehold tenure, off-street parking, and a detached garage.

A credit to its current owners, the property has been fully renovated to a high standard, including new doors and windows, a stylish contemporary kitchen, and a modern bathroom, creating a move in ready home ideal for families and professionals alike.

The ground floor comprises a welcoming entrance hallway, a spacious and comfortable lounge, a well appointed kitchen/diner perfect for both everyday living and entertaining, and a convenient WC.

Upstairs, the property offers three bedrooms, including two generous double rooms and a well proportioned single bedroom, alongside a modern family bathroom.

Externally, the home benefits from off street parking and a detached garage, providing additional storage or potential for further use.



## Ground Floor

Reception Room 10'8" x 10'4" (3.26 x 3.16)

Reception Room Two 12'2" x 7'8" (3.73 x 2.34)

Ground Floor WC 3'9" x 2'5" (1.15 x 0.76)

Kitchen 8'1" x 7'7" (2.48 x 2.33)

## First Floor

Bedroom One 11'3" x 7'11" (3.45 x 2.42)

Bedroom Two 11'3" x 7'10" (3.44 x 2.40)

Bedroom Three 7'4" x 6'7" (2.25 x 2.01)

Bathroom 7'4" x 6'9" (2.25 x 2.06)

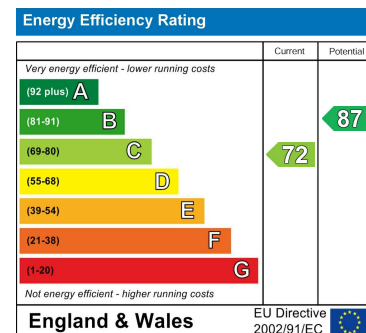
## Area Map



## Floor Plans



## Energy Efficiency Graph



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