



83 Sulby Drive
Ribbleton,
PR2 6RU

Guide Price £135,000

ESTATE AGENCY



Three bedroom semi detached

Low maintenance gardens to the front and rear

Off road parking

**Being sold via secure sale online bidding.
Terms and conditions apply**

Versatile living space

Work shop

NON STANDARD CONSTRUCTION



***VERSITILE SPACE* OFF ROAD PARKING* GARDENS
FRONT AND REAR***

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NON STANDARD CONSTRUCTION PROPERTY - WE ARE ADVISED THE PROPERTY IS MADE FROM STEEL AND CONCRETE - IF SECURING A MORTGAGE TO BUY THEN PLEASE CONSULT WITH A MORTGAGE BROKER/LENDER TO SEE WHAT LENDING OPTIONS ARE AVAILABLE PRIOR TO VIEWING.

This delightful semi detached property on the edge of Ribbleton has a lot to offer. Entering in to a porch with a door to the good sized lounge, with stairs to the first floor. From the lounge you enter the kitchen with dining area into the conservatory. A door from the kitchen leads to the garage currently used as an occasional bedroom but has the capacity to be used for additional living space, a home office or playroom. This room has the bonus of a shower enclosure with electric shower and a door leads to the ground floor WC. To the first floor are three bedrooms and a family bathroom. Externally the property has off road parking with low maintenance front and rear gardens. Local amenities including, shops, places of worship, health centres and schools are close by, with easy access to the M6 for those looking to commute and a National Rail service is offered from Preston a short distance away. Disclaimer:

Accommodation

Ground Floor

Entrance Porch

Lounge

Window to the front aspect. Radiator. Gas fire with painted wooden surround. Stairs to first floor. Under stairs storage. Door to kitchen

Kitchen

A range of fitted wall and base units. Stainless steel sink with tap over and drainer. Space for oven with extractor over. Space for washer and dryer. Door to garage/occasional room. Radiator. Vinyl floor covering

Conservatory

Doors to rear garden. Three radiators.

Garage/occasional room

Window to front elevation. Door to rear garden and to the drive at the front of the property. Shower enclosure with electric shower

Ground floor WC

WC, vanity unit with basin.

First Floor

Landing

Loft access. Doors to bedrooms and bathroom

Bedroom One

Window to front elevation. Radiator. Built in storage area.

Bedroom Two

Window to the rear elevation. Radiator. Storage cupboard.

Bedroom Three

Window to front elevation. Radiator.

Bathroom

Window to the rear elevation. Radiator. Bath with electric shower over. WC. Wash basin housed in vanity unit. Tiled walls and vinyl floor covering.

Front garden

Decorative stone, with a central circular border. Drive way to the side,

Rear Garden

Low maintenance with decorative slate, flagged patio area and raised border. A large shed/work shop runs along the back of the garden.

Externally

EPC rating D

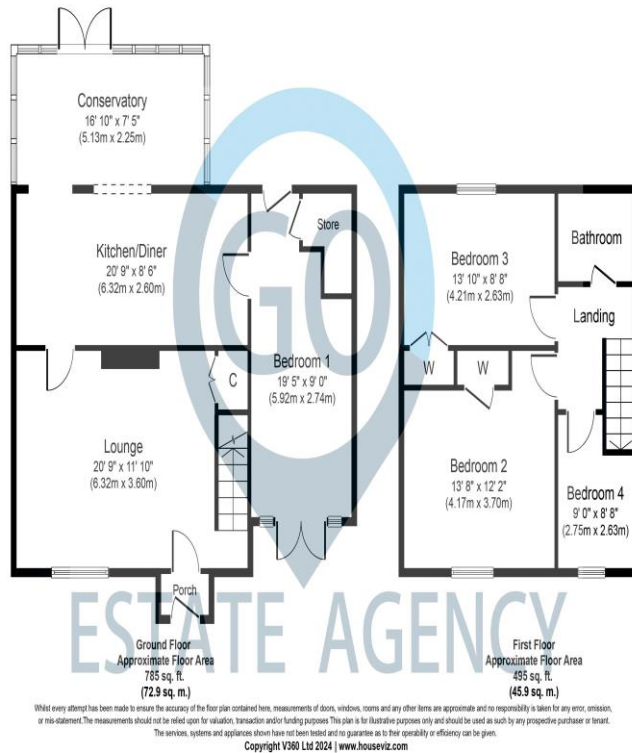
Property tenure Freehold

Council tax band A

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.





Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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