

**4 Manor Avenue**  
Ribchester,  
PR3 3XN  
**£160,000**

**Offers in Excess of**



**Three bedrooms**

**Generous outdoor space**

**Close to local amenities**

**NO ONWARD CHAIN**

**Two reception rooms**

**Village location**

**In need of modernisation**



**\*VILLAGE LOCATION\* RENOVATION PROJECT\* INVESTMENT OPPORTUNITY\* NO ONWARD CHAIN\* A fantastic opportunity to buy a three bedroom terrace property in need of some renovation. With generous proportions throughout this would make a great family home. Comprising briefly of an entrance hall with a door through to the lounge. Beyond this is a further reception room and a kitchen, to the first floor you will find three bedrooms and a family bathroom. Externally this property boasts a front garden, a rear patio area with a garden beyond. Viewing is essential to see all this property has to offer. Although relatively small the Roman village of Ribchester is well served by local amenities, including a school, a café, a local shop, three public houses and a sports and social club along with a playing field and playground. Nestled between Clitheroe and Preston, Ribchester is well placed with public transport and access to motorway links making a commute easy.**

**Accommodation**

**Ground Floor**

**Hall**

External door to the front. Stair case. Door to lounge.

**Lounge**

Window to the front aspect. Radiator. Electric fire with tiled hearth.

**Dining Room**

Window to the rear aspect. Radiator. Electric fire. Under stairs storage.

**Kitchen**

Fitted units, stainless steel sink with drainer and tap over. Plumbed for washing machine. Space for cooker. External door to rear patio area.

**First Floor**

**Landing**

Doors to bedrooms and bathroom. Loft access/sky light.Radiator.

**Bedroom One**

Window to the front aspect. Built in storage area. Radiator.

**Bedroom Two**

Window to the rear aspect. Storage cupboard housing water tank, plus additional built in storage. Radiator.

**Bedroom Three**

Window to the front aspect. Radiator

**Bathroom**

Bath with electric shower over. WC. Wash basin. Window to the rear aspect. Radiator

**Externally**

**Rear Garden**

Gated patio area. Across to the generous garden area with wooden shed.

**Front garden**

Enclosed space with gate and mature hedges.

EPC rating to follow

Property tenure to follow

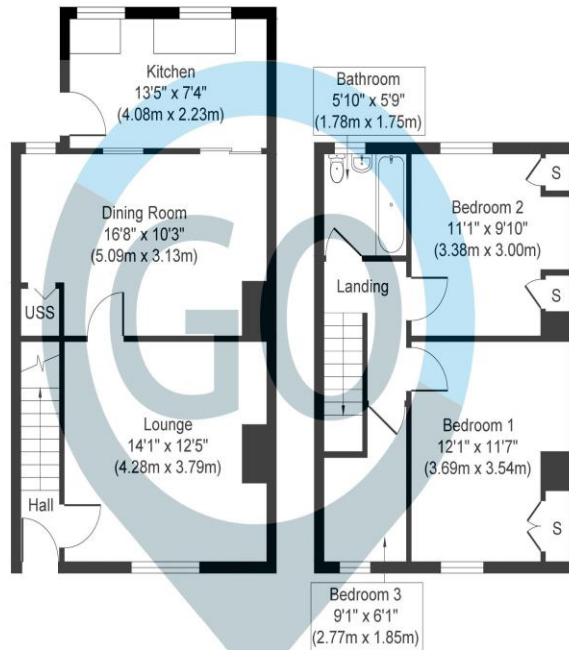
Council tax band B

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**Ground Floor**  
Approximate Floor Area  
487 sq. ft  
(45.23 sq. m)

**First Floor**  
Approximate Floor Area  
385 sq. ft  
(35.73 sq. m)

ESTATE AGENCY

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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