

4 Manor Avenue
Ribchester,
PR3 3XN
£150,000

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

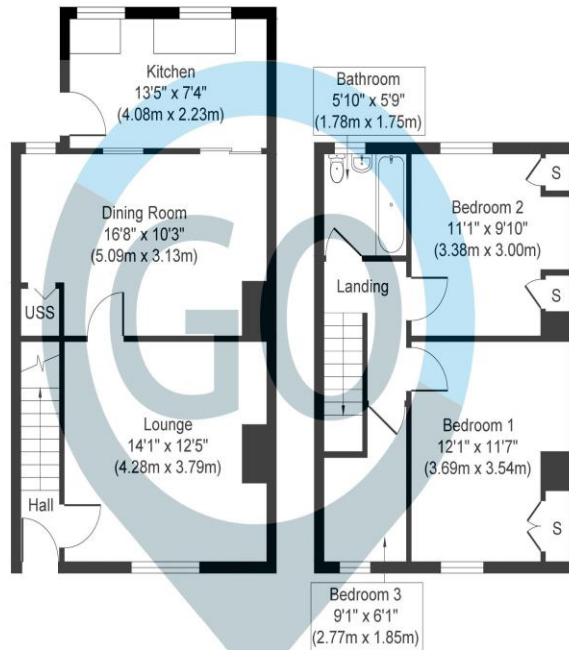
Property tenure to follow

Council tax band B

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.





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

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

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.

Copyright V360 Ltd 2024 | www.houseviz.com

T. 01772 280 240
E. sales@goestateagency.co.uk
W. www.goestateagency.co.uk



Registered Office. 4 Towneley Road, Longridge, Preston. PR3 3EA