



Greenthorn Crescent,

£90,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk

Greenthorn Crescent, Ribbleton, Preston
£90,000

YIELD OF OF CIRCA 7.3% Well presented three bedroom mid terrace. Ideal buy to let or first time buyers. The property would also be perfect for first time buyers or a young family. The property offers excellent living accommodation with two reception rooms, modern fitted kitchen, utility room, three bedrooms and a three piece bathroom suite. Externally there is off road parking to the front and a garden to the rear. There is plenty of space for children playing or for entertaining. The property overlooks a field to the front aspect. sold with no chain delay do not hesitate to book your viewing appointment. EPC Grade D.

GROUND FLOOR

ENTRANCE PORCH

Door to the entrance hall.

HALLWAY

Door to the lounge and door to the kitchen. Ceiling light point. Built in storage cupboard.

LOUNGE

3.12m x 4.17m (10'3" x 13'8")
Double glazed bay window to the front. Radiator and ceiling light point. Coving.
Door to the dining room.

DINING ROOM

2.62m x 3.43m (8'7" x 11'3")
Window to the rear aspect. Radiator and ceiling light point. Door leading to the kitchen.

KITCHEN

2.49m x 3.43m (8'2" x 11'3")
Modern fitted kitchen with a good range of wall and base units with a contrasting work surfaces incorporating single bowl stainless steel sink and drainer. Space for various appliances including a free standing cooker and washing machine. Part tiled walls. Double glazed window to the rear aspect. Ceiling light point. Door leading to the stairs to the first floor. Access to the utility room.

UTILITY ROOM

Door to the rear yard. Double glazed window to the side aspect.

FIRST FLOOR

LANDING

Double glazed window to the rear aspect. Ceiling light point.

BEDROOM ONE

4.50m x 3.05m (14'9" x 10'0")
Double glazed window to the front aspect. Radiator and ceiling light point.

BEDROOM TWO

2.90m x 3.43m (9'6" x 11'3")
Double glazed window to the rear aspect. Radiator and ceiling light point.

BEDROOM THREE

2.26m x 3.43m (7'5" x 11'3")
Double glazed window to the front aspect. Radiator and ceiling light point.

BATHROOM

Three piece suite comprising of panelled bath, pedestal wash hand basin and low level WC. Part tiled walls. Ceiling light

point. Double glazed window to the rear aspect.

EXTERNAL

To the rear there is a good size garden which is part paved and the rest is laid to lawn. There is also an outbuilding providing additional storage. To the front there is a driveway providing off road parking.



For full EPC please contact the branch

FLOORPLAN

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

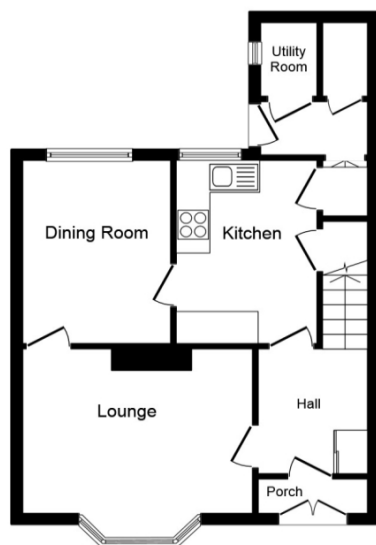
All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

