

GUILDHALL

SALES & LETTINGS



4 Dawnay Road

Ribbleton, Preston, PR2 6BB

£130,000



*** THREE BEDROOM SEMI-DETACHED, NO CHAIN ***

Welcome to this charming property located on Dawnay Road in the lovely area of Ribbleton, Preston. This delightful semi-detached house boasts three excellent sized bedrooms, perfect for a growing family or those in need of extra space.

This property is a fantastic opportunity for investors looking to expand their portfolio, as well as first-time buyers eager to step onto the property ladder. With no chain involved, the process of making this house your home is made even smoother.

Don't miss out on the chance to own this wonderful property in a desirable location. Contact us today to arrange a viewing and take the first step towards making this house your own.



Entrance hallway

Staircase to first floor and access into reception room.

Reception room 15'3' x 12'11' (4.65m' x 3.94m')

Double glazed bay window, central heating radiator, gas fire, laminate flooring, access into kitchen/diner.

Kitchen/diner 14'11' x 8'7' (4.55m' x 2.62m')

Double glazed windows, central heating radiator, laminate flooring, access into w.c and door to outside. kitchen is fitted with a range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, spaces for oven, fridge/freezer, washing machine and tumble dryer.

W.C 4'8' x 2'11' (1.42m' x 0.89m')

First floor

Landing

Central heating radiator, access into three bedrooms and a family bathroom.

Bedroom one 12'8' x 8'9' (3.86m' x 2.67m')

Double glazed window, central heating radiator, laminate flooring.

Bedroom two 10'6' x 9'8' (3.20m' x 2.95m')

Double glazed window, central heating radiator.

Bedroom three 9'7' x 7'8' (2.92m' x 2.34m')

Double glazed window, central heating radiator, laminate flooring.

Bathroom 7'6' x 5'4' (2.29m' x 1.63m')

Double glazed window, central heating radiator, laminate flooring, bath, wash basin and toilet.

External

Front

Front garden and off street parking.

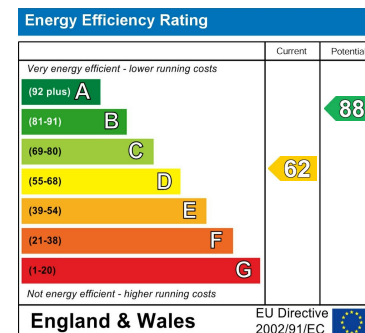
Rear

Enclosed rear garden.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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