

# GUILDHALL

SALES & LETTINGS



## 23 Gisburn Road

Ribbleton, Preston, PR2 6SS

Offers Over £170,000



Guildhall Sales and Lettings are proud to welcome this charming three-bedroomed semi-detached property located on Gisburn Road in the peaceful area of Ribbleton to the market. Situated on a corner plot in a quiet cul-de-sac, this property offers a perfect blend of tranquillity and convenience.

As you step inside, you are greeted by a spacious ground floor living area, ideal for relaxing with family or entertaining guests. The fitted kitchen provides a functional space for preparing delicious meals, while the bathroom offers both style and comfort.

With local amenities just a stone's throw away, you'll have everything you need within easy reach. Additionally, the great motorway access makes commuting a breeze, perfect for those who need to travel for work or leisure.

Don't miss the opportunity to make this lovely house your home. Book a viewing today and discover the potential this property holds for you and your family.



## Ground Floor

Porch

Lounge/diner 19'11" x 10'8" (6.08m x 3.26m)

Kitchen Area

## First Floor

Bedroom One 13'10" x 10'9" (4.24m x 3.28m )

Bedroom Two 12'3" x 8'6" (3.75m x 2.60m)

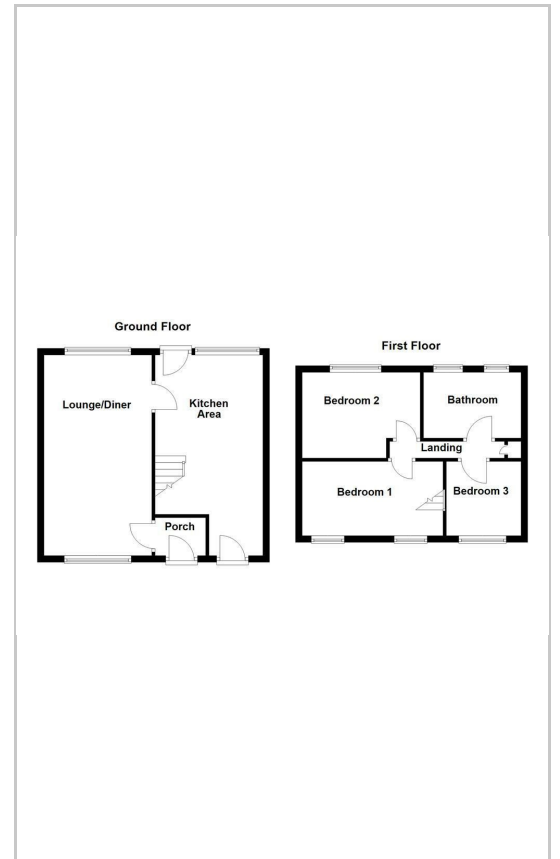
Bedroom Three 11'1" x 8'1" (3.38m x 2.47m )

Bathroom 9'8" x 5'6" (2.96m x 1.69m )

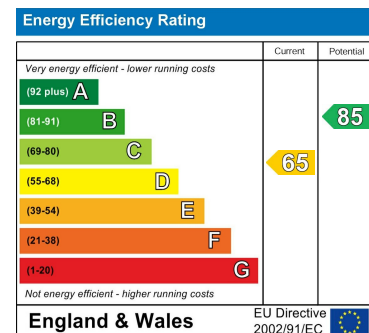
## Area Map



## Floor Plans



## 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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