

# GUILDHALL

SALES & LETTINGS



## 7 Clifton Avenue

Ashton-On-Ribble, Preston, PR2 1SQ

Offers Over £220,000



Set on a generous corner plot in the ever-popular Ashton-On-Ribble area of Preston, this three-bedroom semi-detached home offers space, versatility, and excellent potential. Benefiting from off-road parking to the side, a separate driveway leading to the detached garage and a useful outhouse, the property is ideal for families or buyers looking to make a home their own.

Inside, the layout is practical and well-proportioned. A welcoming hallway leads to a bright front lounge, pantry and cloakroom, while the separate rear reception room offers a perfect dining or family space with views over the garden. The kitchen, located at the rear of the property, offers scope for modernisation and personalisation.

Upstairs, there are three good-sized bedrooms (two benefitting from fitted wardrobes), a family bathroom, and a separate WC, making for comfortable and convenient family living. The property's position on a corner plot provides additional outdoor space and privacy, with potential for further extension, subject to planning permission.

Well located for schools, amenities, and transport links, this is a fantastic opportunity to secure a solid home in a desirable location with plenty of room to grow.



Ground Floor

- Hallway 16'10" x 8'0" (5.15m x 2.46m)
- Reception Room 13'5" x 13'0" (4.1m x 3.98m)
- Dining Room 13'5" x 13'0" (4.1m x 3.97m)
- Kitchen 9'7" x 8'0" (2.94m x 2.44m)
- Conservatory 9'10" x 6'11" (3.02m x 2.13m)

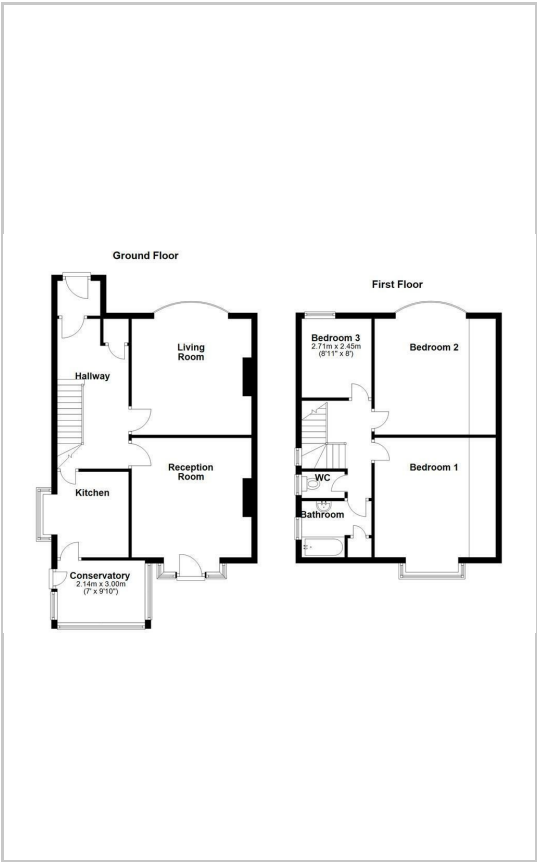
First Floor

- Bedroom One 13'0" x 9'11" (3.98m x 3.03m)
- Bedroom Two 13'0" x 10'6" (3.98m x 3.22m)
- Bedroom Three 8'10" x 8'0" (2.71m x 2.45m)
- Bathroom 6'3" x 8'0" (1.93m x 2.45m)

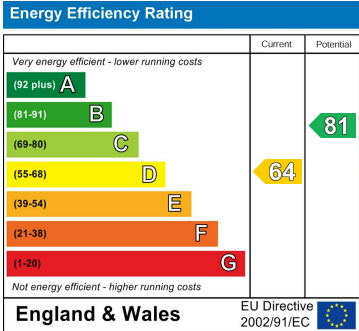
Area Map



Floor Plans



Energy Efficiency Graph



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