

# GUILDHALL

SALES & LETTINGS



## 23 Gisburn Road

Ribbleton, Preston, PR2 6SS

Offers Over £150,000



**\*\*THREE BEDROOMED SEMI-DETACHED PROPERTY WITH NO CHAIN DELAY\*\***

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)

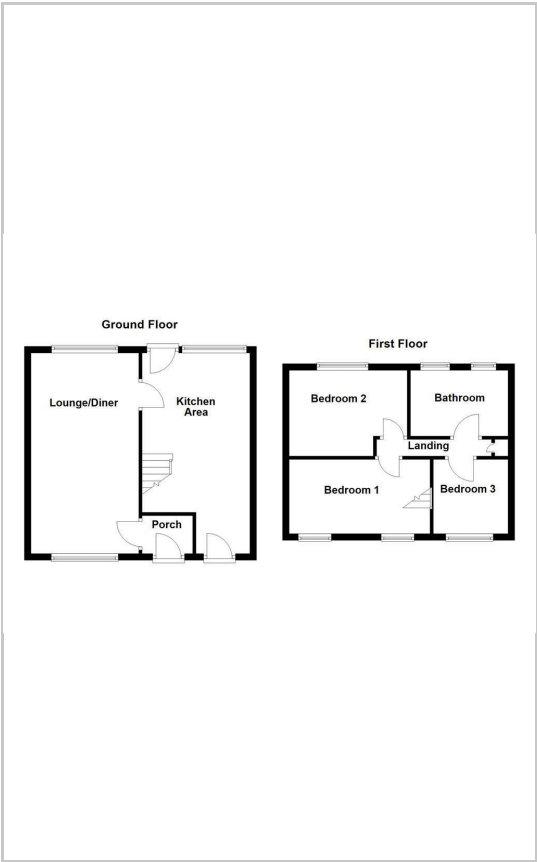
Bedroom Three 11'1" x 8'1" (3.38m x 2.47m )

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

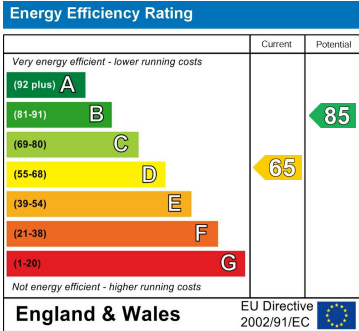
Area Map



Floor Plans



Energy Efficiency Graph



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