

1 Otters Close

Ribbleton, Preston, PR2 6NG

NO CHAIN *MORE PHOTOGRAPHS COMING SOON* Park Lane Estate Agents are proud to offer For Sale this well-presented three-bedroom DETACHED property on Otters Close, a quiet residential cul-de-sac. Perfectly positioned for access to local amenities such as schools, shops, restaurants, parks/playing fields and transport links, this property is ideal for any growing family. The property is uPVC double-glazed throughout and warmed by gas central heating. In summary, the internal accommodation comprises entrance hallway, downstairs wc, front lounge, rear lounge, kitchen, stairs to the first-floor landing, master bedroom, second bedroom, third bedroom and family bathroom. Externally to the front, the property boasts a sizeable and easy-to-maintain front garden with off-road parking and access to a single garage. To the rear of the property is a spacious rear garden which is mostly lawned with mature borders for privacy. Contact us now to arrange your viewing!

Offers Over £199,000

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- NO CHAIN
- OFF ROAD PARKING
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATING
- MORE PHOTOGRAPHS COMING SOON
- SPACIOUS AND PRIVATE REAR GARDEN
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- ATTACHED GARAGE
- BAY FRONTED

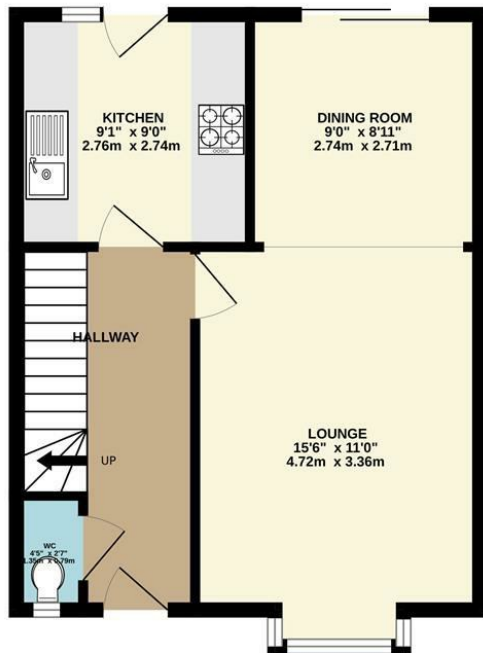


[Directions](#)

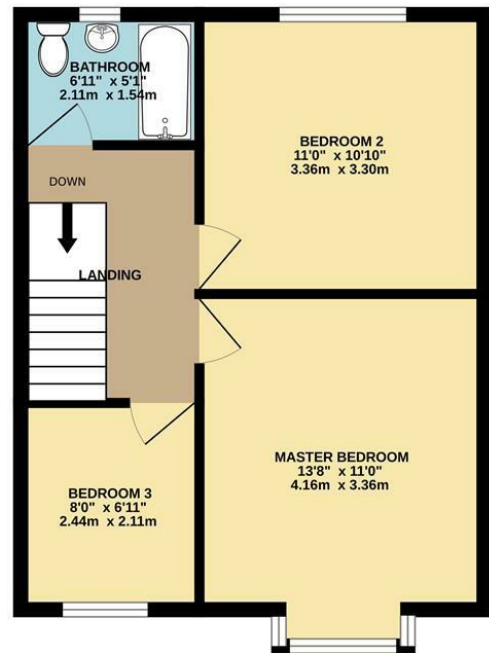


Floor Plan

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



THREE BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC