



**14 Rydal Avenue, Preston, PR5 4RU**

**Price £180,000**

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## Property Details

Introducing a fantastic opportunity for first-time buyers and investors alike: a delightful three-bedroom home priced attractively at £188,000. Located in a desirable area, this property combines comfort, convenience, and affordability, making it an ideal choice for those stepping onto the property ladder or looking for a valuable addition to their investment portfolio.

## Appealing and Accessible Location

This home is situated in an area that boasts easy access to local amenities including shops, schools, and public transportation, ensuring that everything you need is just a short distance away. The strategic location coupled with the affordability of council tax (Band B) and an efficient EPC rating of C makes this home not only a comfortable living space but also an economical choice.

## Home Layout and Features

As you enter the home, you're welcomed into a generously sized reception room. This space is versatile and can easily accommodate both a relaxing lounge area and a dining setup, making it perfect for entertaining guests or enjoying quiet family evenings. The modern kitchen is well-equipped with essential appliances and ample cupboard space, ideal for those who love cooking.

The bedrooms offer flexibility and are suitable for a variety of needs, from sleeping quarters to home offices. The contemporary bathroom, equipped with modern fixtures, adds a touch of elegance to the home.

## Garage and Driveway

One of the standout features of this property is the inclusion of a private garage along with a driveway. This not only provides secure parking for your vehicle but also additional storage space, a luxury in today's market.

## Potential for Customisation

This home presents excellent potential for customisation. New owners can bring their vision to life by updating spaces to suit personal tastes and needs. Whether it's transforming the

garden, updating the interiors, or extending the property (subject to planning permissions), this home can evolve with its owners.

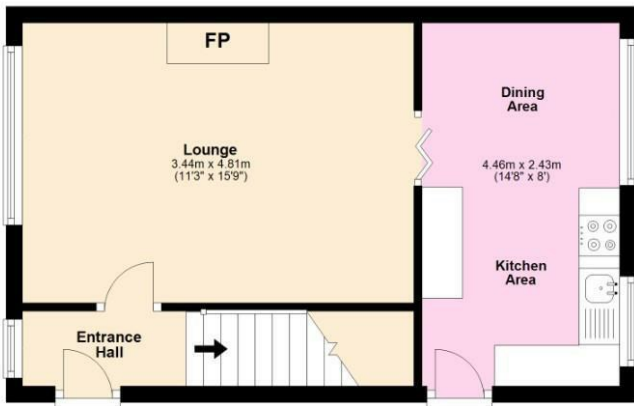
## Investment Potential

For investors, this property offers a promising yield potential due to its attractive purchase price and desirable features. The low entry cost, combined with potential rental income, makes it an excellent option for those looking to expand their real estate portfolio.





### Ground Floor



### First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
71	86

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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