

13 Ribby Avenue, Kirkham, Preston, PR4 2BU



£159,950

- THREE BEDROOM SEMI-DETACHED HOUSE FOR SALE
- LOCATED IN KIRKHAM CLOSE TO CENTRE
- TWO SPACIOUS RECEPTION ROOMS
- BEAUTIFUL LARGE ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN & FAMILY BATHROOM
- FREEHOLD PROPERTY AND NO CHAIN

A delightful opportunity to own this charming 3 bedroom, semi-detached house in Kirkham. With an asking price of just 159,950, this property boasts not only an enviable location but surprising affordability too. As you enter, you step into the two sizeable reception rooms, which prove to be perfect for family gatherings or cosy evenings in. The practical layout of the house continues with three appealing bedrooms. The two larger bedrooms both have fitted wardrobes, large windows and are carpeted throughout. The smallest of the three has a raised fitted cabin bed with practical fitted wardrobes. The bedrooms are served by a family bathroom complete with essential fixtures and fitting including laminate flooring and a heated towel rack. The kitchen offers plenty of cabinet and worktop space, tiled walls and comes with an integrated oven, dishwasher, and a large window looking over the large rear garden. The property is freehold in tenure and has no onward chain.

HALLWAY

UPVC front door, leading to entry in the property.



LIVING ROOM

12'06" (3m 81cm) X 9'03" (2m 81cm)

A good sized living room, carpeted and fireplace with beautiful in-built bookcases either side. There is a large window to the front, allowing for plenty of natural light.



DINING ROOM

11'08" (3m 55cm) X 9'08" (2m 94cm)

A generous second reception room. Carpeted throughout with a beautiful archway into the kitchen.



KITCHEN

10'08" (3m 25cm) X 8'03" (2m 51cm)

A light and airy kitchen with tiled walls, integrated oven, dishwasher, large window overlooking the beautiful garden and plenty of counter space. The back door leading into the garden is to the left of the kitchen.



UTILITY ROOM/ UNDER THE STAIRS

This is a great space under the stairs with a door for storage or appliances.

BATHROOM

5'11" (1m 80cm) X 5'7" (1m 70cm)

A family bathroom comprising of laminate flooring, part tiled walls, shower over bath, heated towel rack, basin and WC.



BEDROOM 1

11'06" (3m 50cm) X 8'09" (2m 66cm)

A good sized bedroom to the front of the house, with carpets, fitted wardrobes and a large window.



BEDROOM 2

9'08" (2m 94cm) X 9'01" (2m 76cm)

A good sized bedroom to the rear of the house with built in wardrobes and carpet.



BEDROOM 3

7'10" (2m 38cm) X 5'08" (1m 72cm)

A generous sized third bedroom with a raised cabin single bed and fitted wardrobes.



FRONT EXTERIOR

The front of the property with gate and a small garden to the front.

REAR GARDEN

A large enclosed garden with a patio and a grassed area.

