



  
**Holdens**  
ESTATE AGENTS

**1 Sunnyside Avenue, Ribchester**  
**£385,000**

  
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# 1 Sunnyside Avenue

Ribchester, Preston

Spacious five-bedroom semi in Ribchester village with two reception rooms, modern kitchen, utility, two bathrooms, off-road parking, large garden, and no onward chain. Council Tax band: E

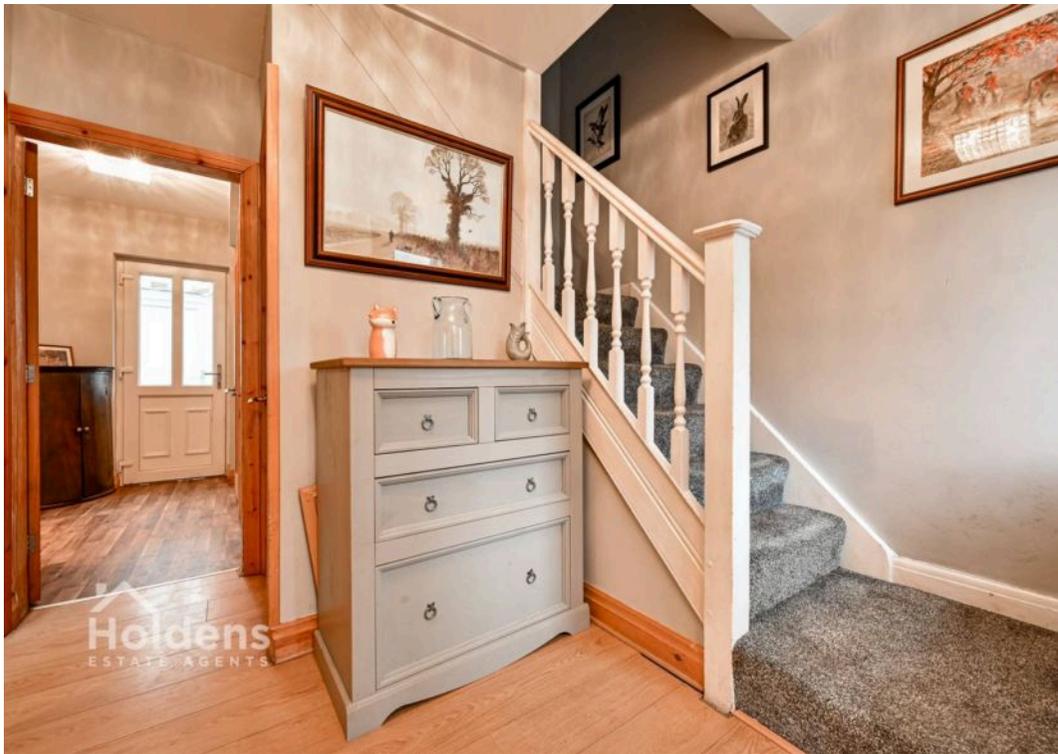
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

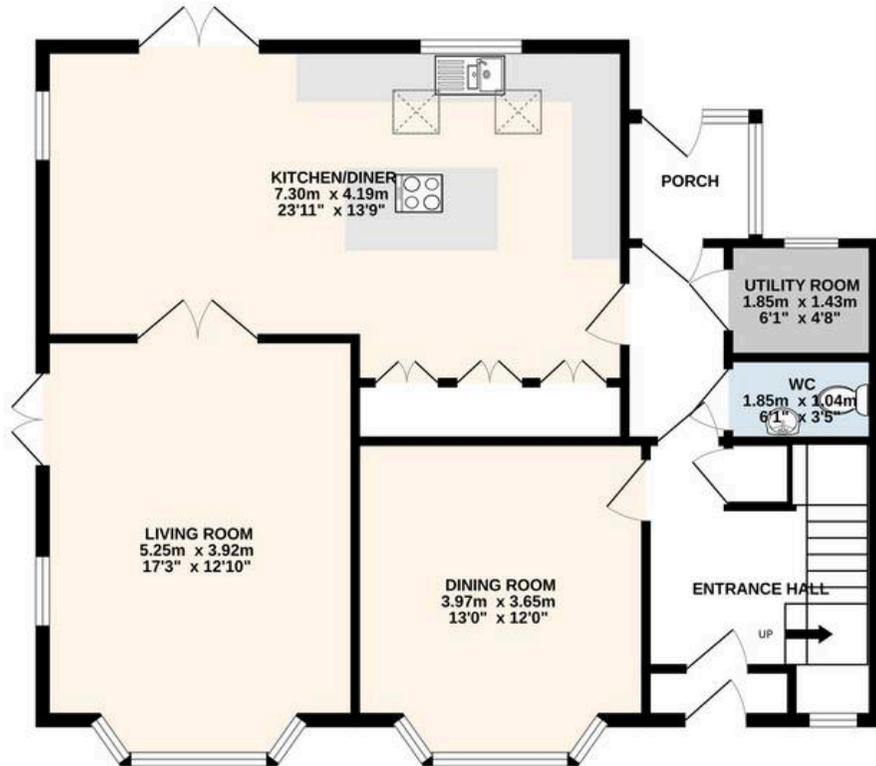
- Superb family home in a village location
- Extended to provide spacious accommodation
- Two reception rooms
- Beautiful modern kitchen/diner
- Utility & Ground floor WC
- Five bedrooms
- Two bathrooms
- Off road parking for one vehicle
- Ample garden space to side and rear
- NO CHAIN



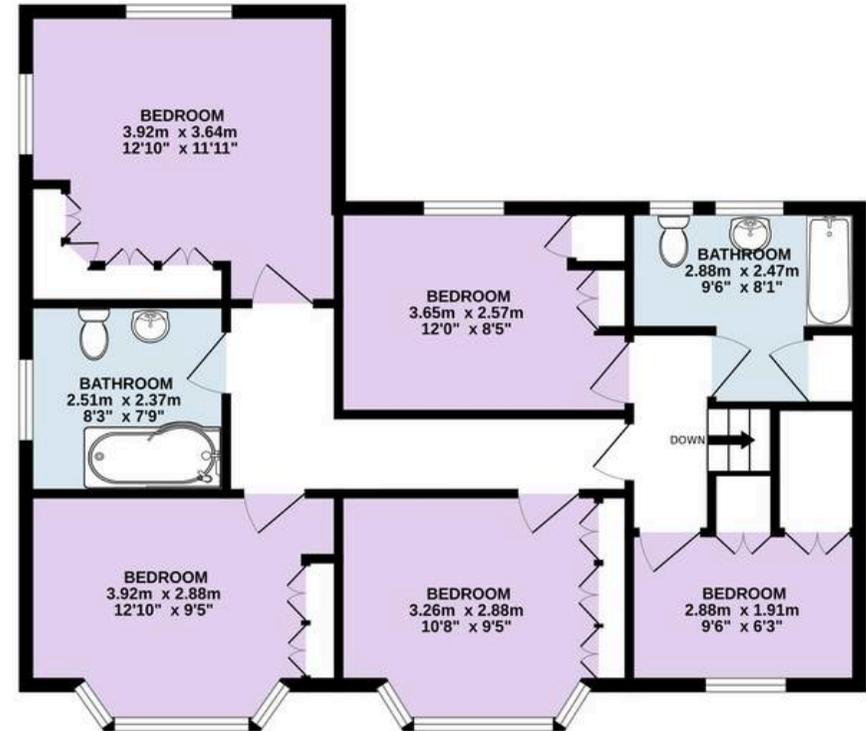




GROUND FLOOR  
84.8 sq.m. (913 sq.ft.) approx.



1ST FLOOR  
73.9 sq.m. (796 sq.ft.) approx.



TOTAL FLOOR AREA : 158.7 sq.m. (1709 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Holdens Longridge

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