



## 61 Clifton Avenue

Ashton-On-Ribble, Preston, PR2 1SQ

Offers Over £250,000



A beautifully presented three-bedroom semi-detached home, offering modern living throughout and benefitting from a freehold tenure, off-street parking, and a detached garage.

A credit to its current owners, the property has been fully renovated to a high standard, including new doors and windows, a stylish contemporary kitchen, and a modern bathroom, creating a move in ready home ideal for families and professionals alike.

The ground floor comprises a welcoming entrance hallway, a spacious and comfortable lounge, a well appointed kitchen/diner perfect for both everyday living and entertaining, and a convenient WC.

Upstairs, the property offers three bedrooms, including two generous double rooms and a well proportioned single bedroom, alongside a modern family bathroom.

Externally, the home benefits from off street parking and a detached garage, providing additional storage or potential for further use.

This property combines practicality with modern style, making it an excellent opportunity for buyers seeking a well-maintained home in a desirable setting.



## Ground Floor

Reception Room 10'8" x 10'4" (3.26 x 3.16)

Reception Room Two 12'2" x 7'8" (3.73 x 2.34)

Ground Floor WC 3'9" x 2'5" (1.15 x 0.76)

Kitchen 8'1" x 7'7" (2.48 x 2.33)

## First Floor

Bedroom One 11'3" x 7'11" (3.45 x 2.42)

Bedroom Two 11'3" x 7'10" (3.44 x 2.40)

Bedroom Three 7'4" x 6'7" (2.25 x 2.01)

Bathroom 7'4" x 6'9" (2.25 x 2.06)

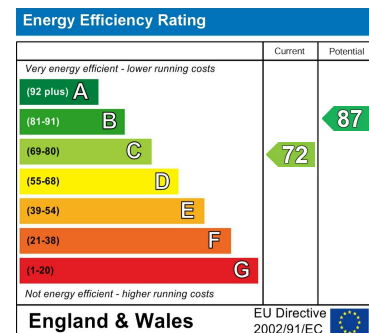
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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