



## 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.

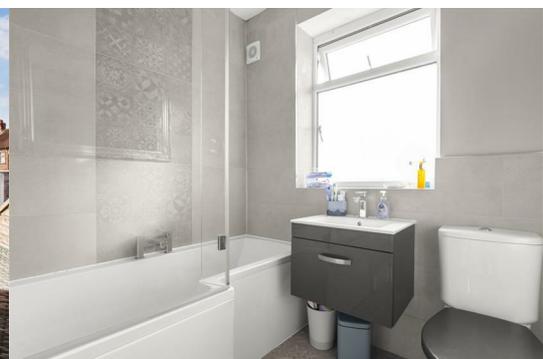
A credit to its current owners, the property has been fully renovated to a high standard, including new doors and windows, a stylish contemporary kitchen, and a modern bathroom, creating a move in ready home ideal for families and professionals alike.

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

Reception Room Two

Ground Floor WC

Kitchen

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

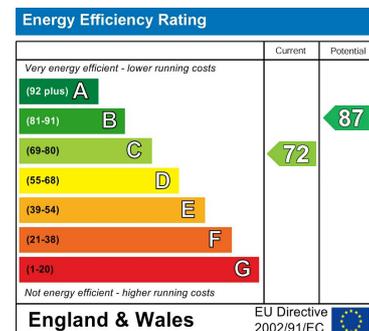
## Area Map



## Floor Plans



## Energy Efficiency Graph



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