



23 Coniston Avenue, Ashton-On-Ribble, Preston, PR2 2HS

£140,000

- Semi Detached Home on a Lovely Quiet Street
- Three Spacious Bedrooms
- Utility Room and Downstairs W/C
- Front and Rear Gardens
- Driveway and Detached Garage
- Renovation Opportunity with Massive Potential

23 Coniston Avenue, Preston PR2 2HS

Nestled in the tranquil Coniston Avenue, Ashton-On-Ribble, this semi-detached house presents a fantastic opportunity for those looking to create a stunning family home. The property boasts three generously sized bedrooms, making it ideal for families or those seeking extra space.

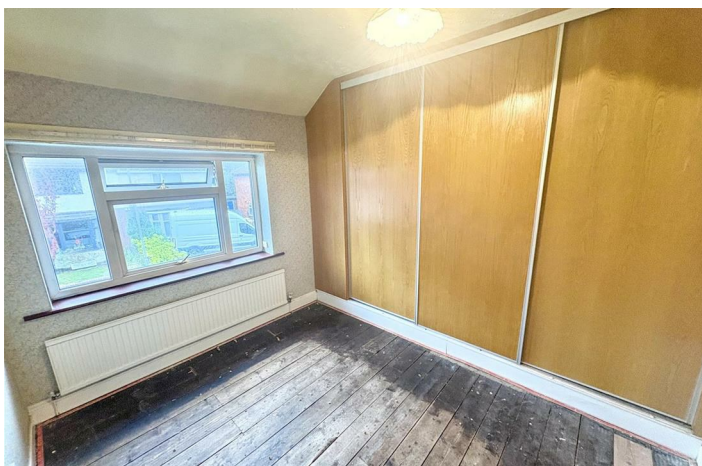
Upon entering, you will find a welcoming living room that offers a comfortable space for relaxation and family gatherings. The kitchen, alongside a convenient utility room and a downstairs W/C, provides practical amenities for everyday living.

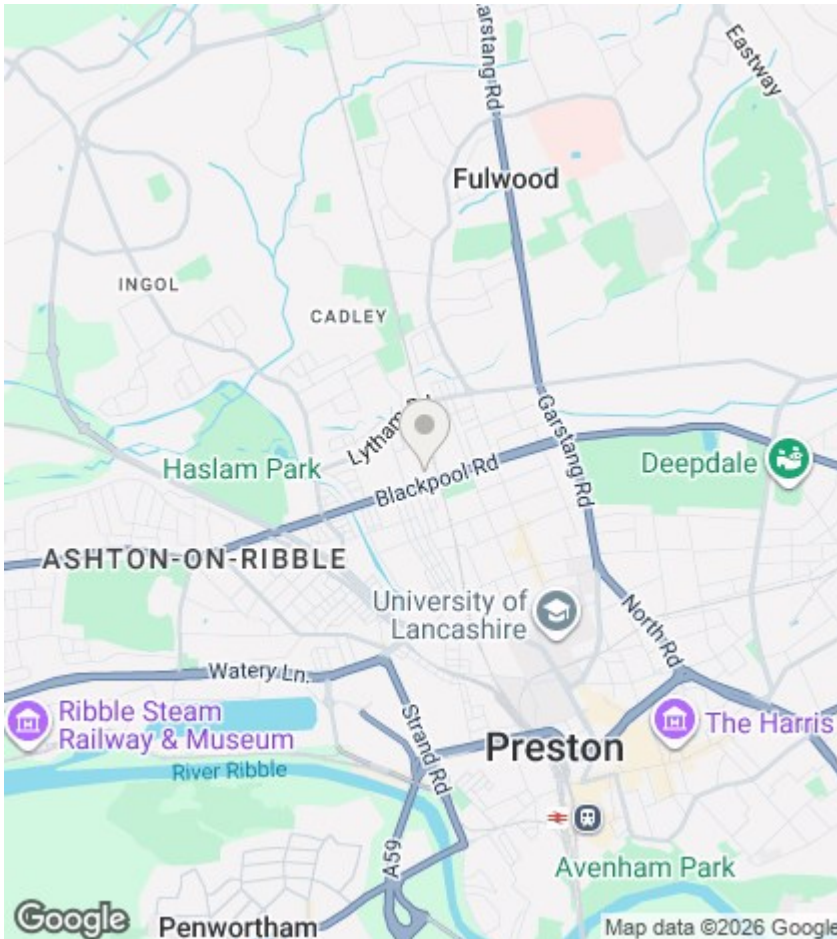
The front and rear gardens offer delightful outdoor spaces, perfect for enjoying the fresh air or entertaining guests. Additionally, the property features a driveway and a detached garage, providing ample parking and storage options.

While the house is in need of renovation, it holds immense potential for transformation into a beautiful residence tailored to your tastes. Situated on a quiet street, this property is a rare find in a desirable area, making it an excellent choice for those looking to invest in a home with character and charm. Don't miss the chance to turn this house into your dream family home.



Council Tax Band: B





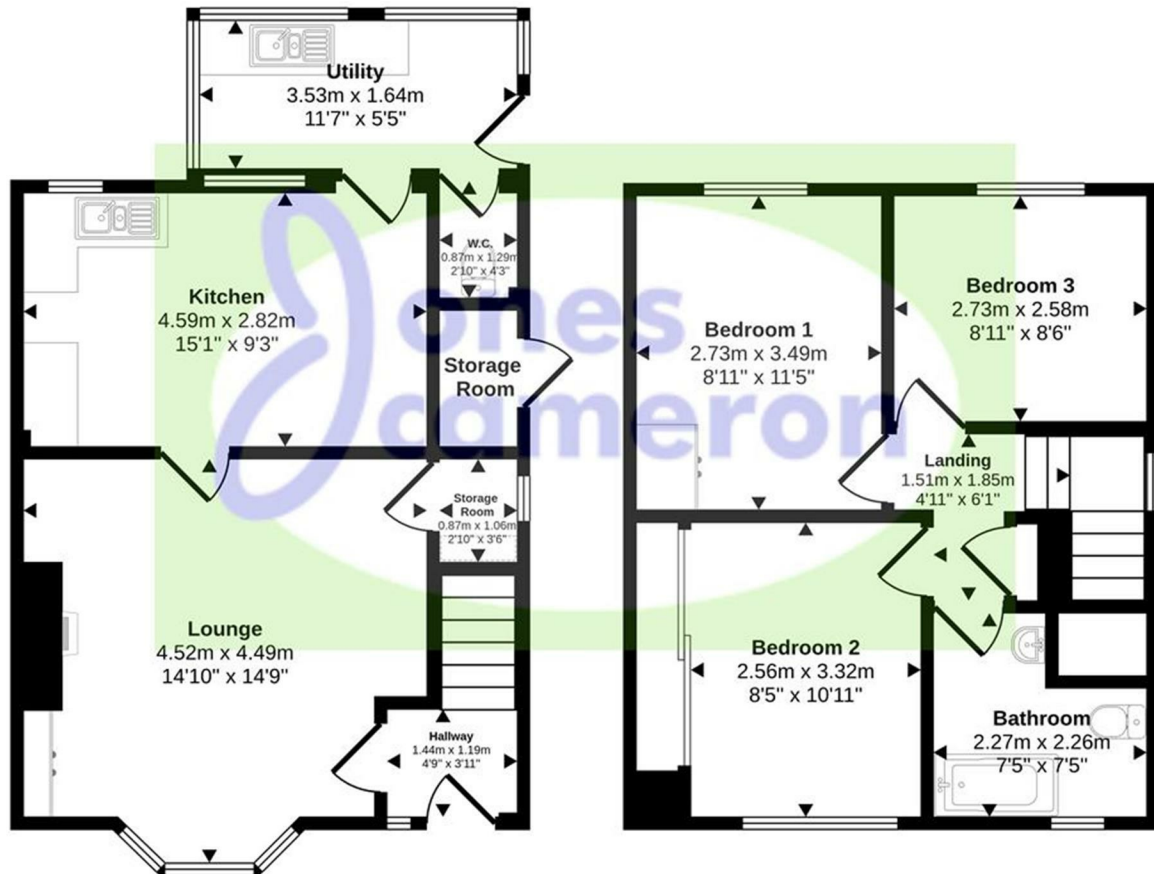
Directions

Viewings

Viewings by arrangement only. Call 01772 888 887 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor

Approx 39 sq m / 418 sq ft