

# GUILDHALL

SALES & LETTINGS



## 6 Burholme Close

Ribbleton, Preston, PR2 6HQ

£160,000



Welcome to this impressive semi-detached house located on Burholme Close in the desirable area of Ribbleton, Preston. This charming property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting lounge provides a comfortable area for relaxation, while the spacious kitchen and dining room offer a perfect setting for entertaining guests or enjoying family meals.

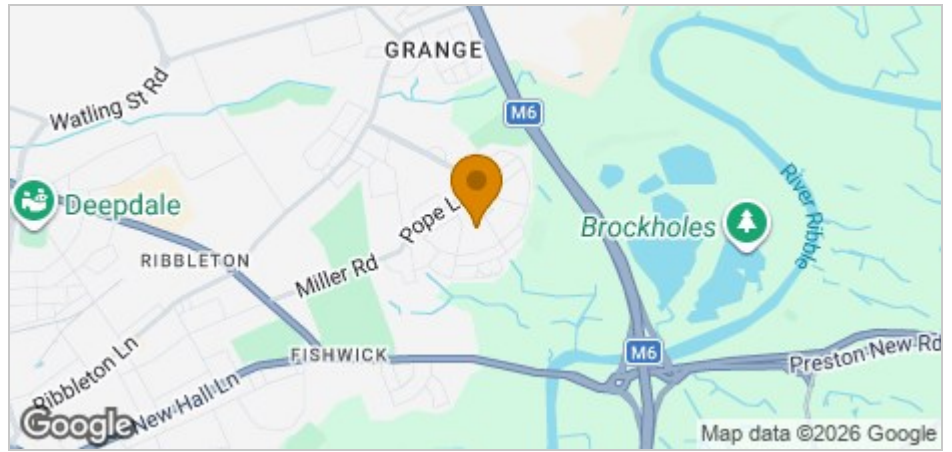
One of the standout features of this home is the expansive rear garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply unwinding in a tranquil setting. The property also benefits from a driveway that accommodates parking for two vehicles, ensuring convenience for you and your guests.

Situated in a popular residential location, this property is close to local amenities, schools, and parks, making it an excellent choice for those looking to settle in a friendly community. With its appealing features and prime location, this semi-detached house is a fantastic opportunity for anyone looking to make a new home in Preston. Don't miss the chance to view this delightful property and envision your future here.

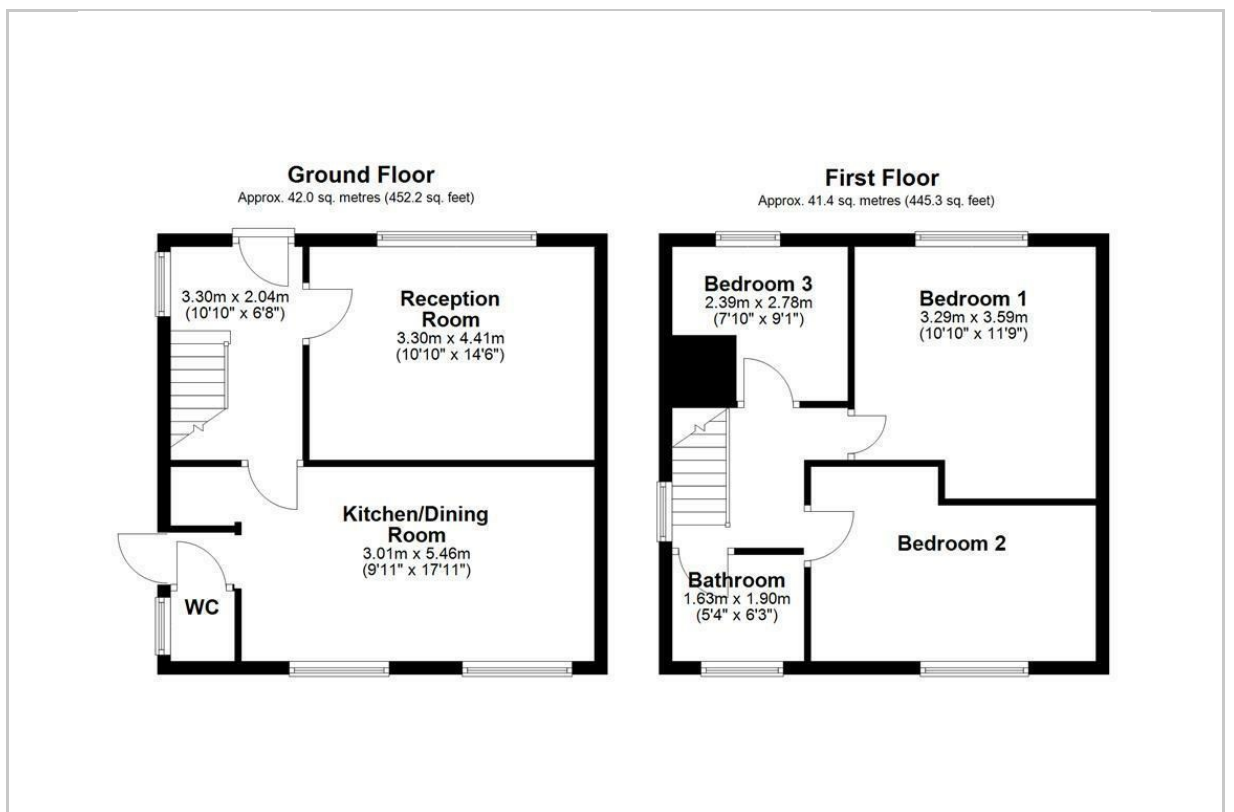
**\*\*When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before a memorandum of sale can be issued.\*\***



## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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.