



61 Ribblesdale Drive, Grimsargh
£259,950

 **Holdens**
ESTATE AGENTS



61 Ribblesdale Drive

Grimsargh, Preston

Well-presented 3-bed semi-detached bungalow with spacious living, modern kitchen, 2 bathrooms, off-road parking, shed, and great location near schools, transport, park, and local pub.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

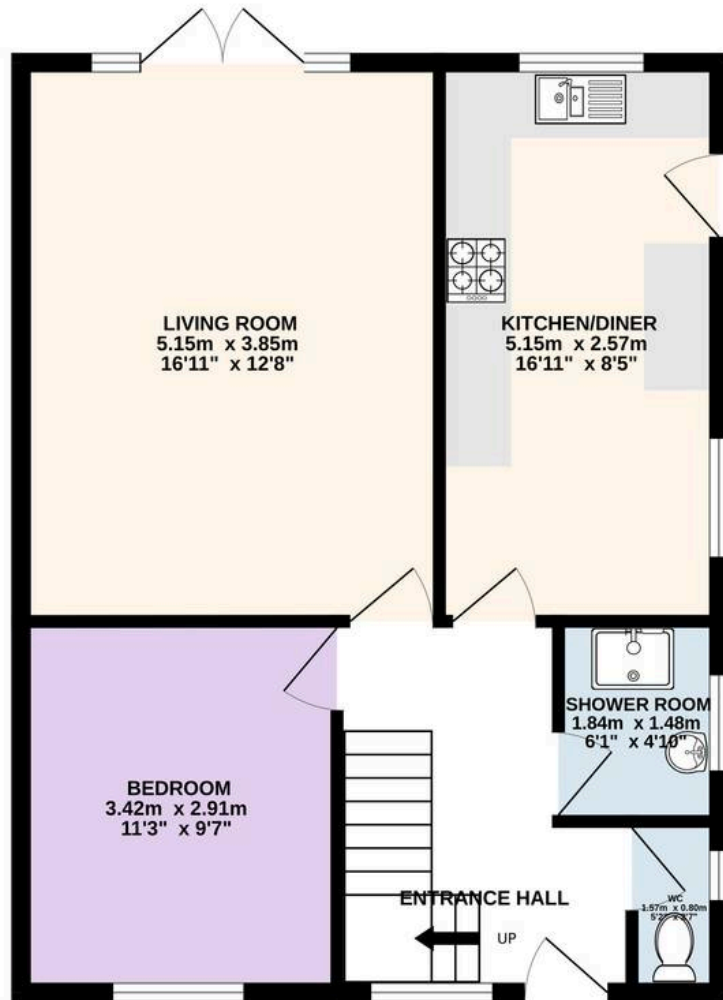
- Semi Detached Home
- Ideal Family Home
- 3 Bedrooms
- Large Living Room
- Kitchen/Diner
- Downstairs Shower Room
- Upstairs Bathroom
- Large Private Rear Garden
- Driveway Off Road Parking
- Sought After Location







GROUND FLOOR
55.0 sq.m. (592 sq.ft.) approx.



1ST FLOOR
35.2 sq.m. (378 sq.ft.) approx.



TOTAL FLOOR AREA : 90.2 sq.m. (971 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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