

# GUILDHALL

SALES & LETTINGS



## 48 Park Close

Ribbleton, Preston, PR2 6YW

Nestled in the charming area of Park Close, Ribbleton, this delightful mews house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for both relaxation and entertaining.

The house boasts two bathrooms, ensuring convenience for all residents and guests. This thoughtful feature enhances the practicality of the home, making it suitable for busy lifestyles.

The mews style of the property adds a unique character, creating a sense of community while still offering privacy. The location in Ribbleton is particularly appealing, with local amenities, parks, and schools within easy reach, making it a great choice for families and professionals alike.

This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community. With its spacious layout and modern conveniences, this mews house is not to be missed.

£850 PCM

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3



2

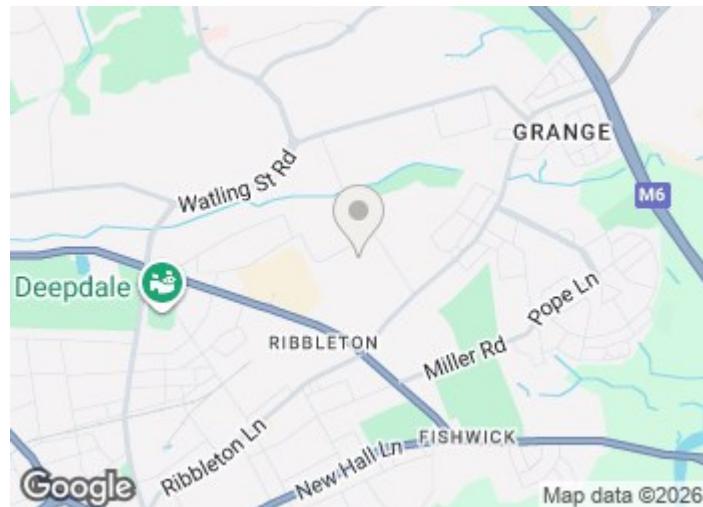


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- 3 Bedrooms
- 1 Receptions
- 2 Bathrooms
- Allocated Parking Available
- Rear Garden
- Mews



Directions



## Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		74
(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	