



5 Fir Trees Avenue, Ribbleton, Preston, PR2 6PP

Offers Over £180,000

- Large Driveway
- Modern Fitted Kitchen
- Three Bedrooms
- Ideal First Time Buy
- Semi-Detached
- Downstairs Bathroom
- Chain-Free!
- Ground Floor W/C

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Fir Trees Avenue in Ribbleton, Preston, this delightful semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 861 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern kitchen is a standout feature, equipped with contemporary fittings that cater to all your culinary needs. Additionally, the convenience of a downstairs bathroom enhances the practicality of this home, ensuring ease of access for all residents and guests.

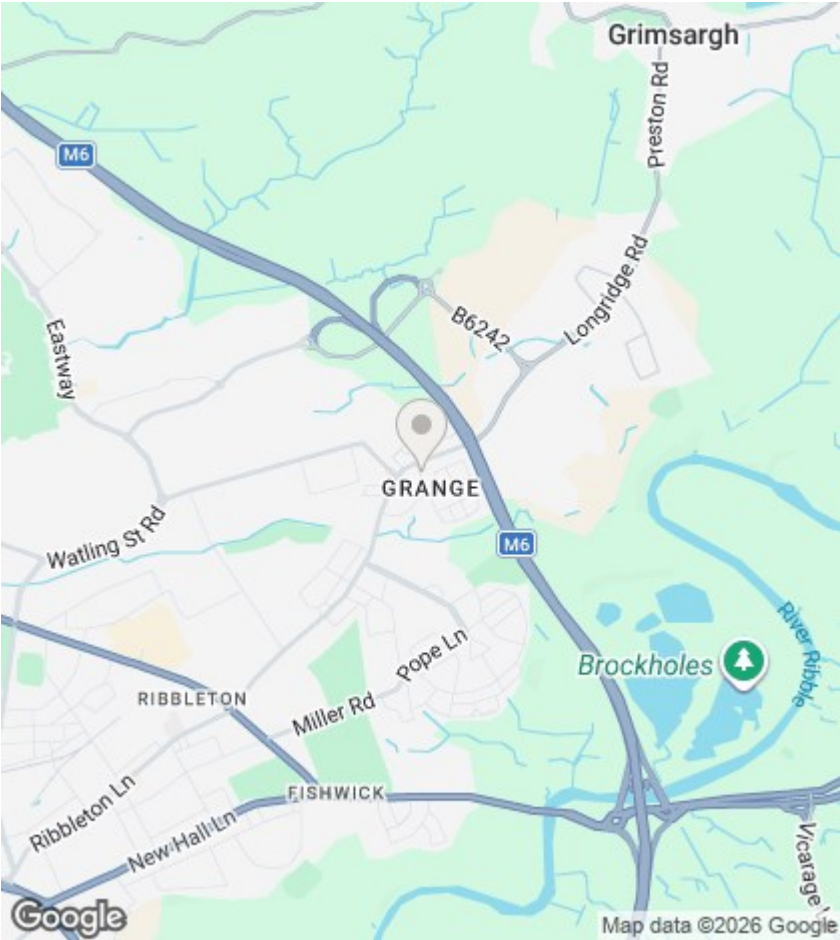
The property boasts a large driveway, providing ample off-road parking, a valuable asset in today's busy world. The outdoor space offers potential for gardening or simply enjoying the fresh air, making it a lovely spot for children to play or for hosting summer barbecues.

With its location in Ribbleton, residents will benefit from a friendly community atmosphere while being within easy reach of local amenities, schools, and transport links.



Council Tax Band: B





Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	