



H
Highgate **Homes**

143 Ribbleton Avenue, Ribbleton, PR2 6YS
Guide Price - £475,000



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- **Property type:** House - Semi-Detached
- **Price:** Offers in the region of £475,000
- **Bedrooms:** 4
- **Receptions:** 2
- **Bathrooms:** 2
- **Local Council:** Preston City Council
- **Council Tax Rating:** D
- **Current EPC Rating:** D (66)
- **Potential EPC Rating:** (77)
- **Tenure:** Freehold

Advert Summary

For sale on Ribbleton Lane, Preston, this beautifully presented four-bedroom semi-detached home that has recently undergone a full renovation and finished to an exceptionally high standard throughout. Offering a seamless blend of modern style with generous living space, this property is perfect for families looking for their forever home.

As you step through the front door, a welcoming vestibule opens into a spacious hallway. The hallway provides access to the first reception room, ideal as a formal lounge or family sitting room, followed by a second reception room that offers versatility as a dining area or additional living space. Just before entering the kitchen, there is a doorway leading down to the cellar area.

At the rear, the property truly impresses with a recently extended kitchen that has been designed with both style and practicality in mind. This bright and airy space features French doors opening onto the rear garden. Off the kitchen, there is a separate room housing a W/C and a small utility area, along with a side door providing convenient access to the outside of the property.

Upstairs, the property continues to impress with four well-proportioned bedrooms and a modern family bathroom. The main bedroom benefits from its own en-suite as well.

Externally, the property boasts a large front garden and an exceptionally spacious rear garden, complete with patio area, making it ideal for entertaining or relaxing outdoors. Side access adds further convenience, and at the rear of the garden there is a detached garage.

Not only does this property boast a distinctive, high-end finish, but it also comes loaded with opportunities for expansion. Think big: loft/basement conversions or even the construction of a detached second dwelling!

Full details on the initial planning outline can be found on the Preston Planning Portal under reference 06/2022/0760.

Viewing is highly recommended. call our team today on 01772 651165 to get booked in!



Floor Plan



Looking to sell or let out your home? Give our team a call today on 01772 651165 to get booked in for your **FREE OF CHARGE** valuation!

