



**Burwood Drive, Ribbleton, Preston**

**Guide Price £115,000**

\*\*\*\*\*CASH BUYERS ONLY\*\*\*\*\* Ben Rose Estate Agents are pleased to present to the market this charming one-bedroom semi-detached bungalow, located in the sought-after area of Ribbleton, Preston. This property offers convenient access to Preston City Centre and is close to excellent local schools, shops, and amenities. It also benefits from fantastic travel links via Preston train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property through the welcoming entrance porch, you are greeted by the main hallway, providing access to all rooms. Straight ahead is the spacious lounge, featuring a charming fireplace and a large front-facing window with a delightful window seat.

Returning through the hallway, you will find the dining room, which offers ample space for a family dining table. This versatile space could also be used as a second bedroom if desired. Continuing through, the property boasts a generously sized double bedroom with built-in storage.

At the rear, the kitchen/diner benefits from dual-aspect windows, an integrated oven and hob, and additional space for freestanding appliances. A single door provides convenient access to the rear garden. Completing the interior is a three-piece shower room with a walk-in shower.

Externally, the property features a well-maintained front garden and a multi-car driveway that extends alongside the property to a single detached garage. The garage has recently been upgraded with new windows. At the rear, there is a well-proportioned flagged garden offering excellent seclusion.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.00. These services are optional.





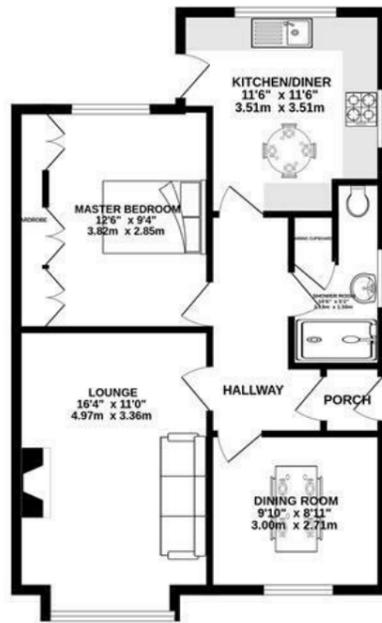


BEN  ROSE



BEN  ROSE

GROUND FLOOR  
800 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>75</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>		<b>38</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

