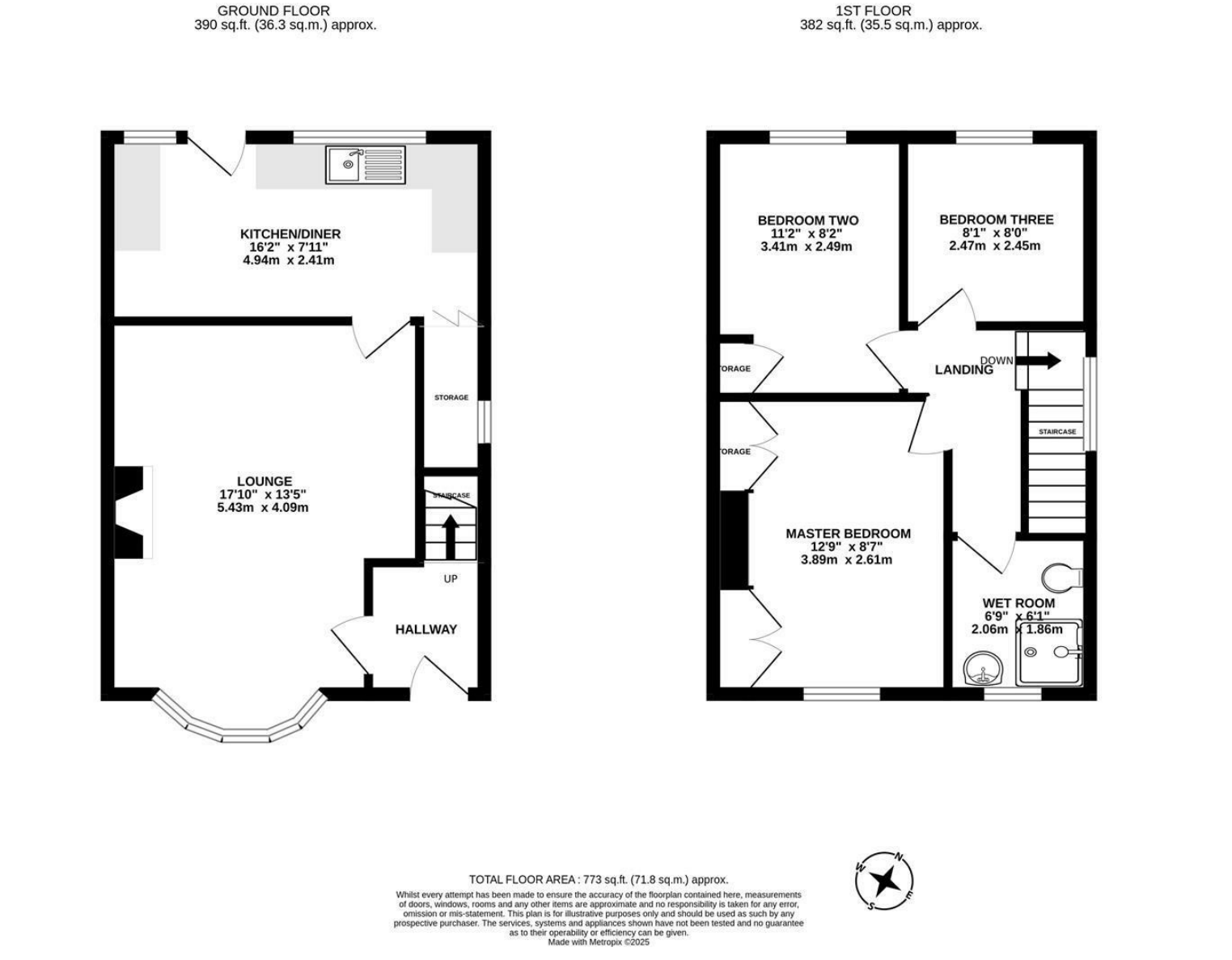
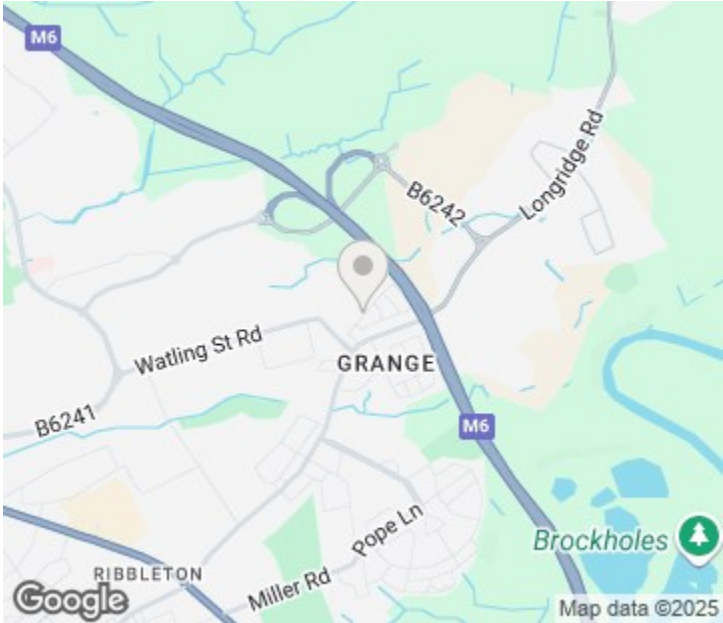




We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Sulby Drive, Ribbleton, Preston

Guide Price £125,000

*****SOLD BY MODERN METHOD OF AUCTION*****

Ben Rose Estate Agents are pleased to present to the market this NO CHAIN, three-bedroom semi-detached property in the highly sought-after area of Ribbleton, Preston. Offering an excellent opportunity for those seeking a project, this home requires modernisation throughout but boasts immense potential for customisation and enhancement. It is an ideal choice for first-time buyers or investors looking to add value. The property benefits from convenient access to Preston City Centre and is close to excellent local schools, shops, and amenities. It also enjoys fantastic transport links via Preston train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed into the entrance hallway, where the staircase to the upper level is located. To the left, you will find the spacious lounge, with feature fireplace and a large bay window overlooking the front aspect. Continuing through, you enter the kitchen/diner, which offers ample space for freestanding appliances, a convenient breakfast bar, and access to the understairs storage. A single door leads out to the rear garden.

Moving upstairs, the property boasts three well-proportioned bedrooms, with the master and second bedroom benefiting from integrated storage. The three-piece shower/wet room provides enhanced accessibility.

Externally, the front of the property features a private driveway offering off-road parking for one vehicle. At the rear, a generously sized garden includes a laid lawn, a flagged patio, and a convenient storage shed.

Auctioneer Comments
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.

