



1 Sunnyside Avenue, Ribchester, Preston, PR3 3ZE

£385,000

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Situated in the charming village of Ribchester, on Sunnyside Avenue, this superb semi-detached house presents an exceptional opportunity for families seeking a spacious and inviting home. The property has been thoughtfully extended to offer generous accommodation, making it ideal for both relaxation and entertaining.

Upon entering, you will find two well-proportioned reception rooms that provide versatile spaces for family gatherings or quiet evenings. The heart of the home is undoubtedly the beautiful modern kitchen and dining area, which is perfect for culinary enthusiasts and social occasions alike. Additionally, a convenient utility room and ground floor WC enhance the practicality of daily living.

This delightful residence boasts five comfortable bedrooms, ensuring ample space for family members or guests. The two bathrooms are well-appointed, catering to the needs of a busy household.

Outside, the property features off-road parking for one vehicle, a valuable asset in this picturesque village setting. The ample garden space to the side and rear offers a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air.

With no onward chain, this property is ready for you to move in and make it your own. If you are looking for a family home in a tranquil village location, this semi-detached house on Sunnyside Avenue is not to be missed.













## Road Map



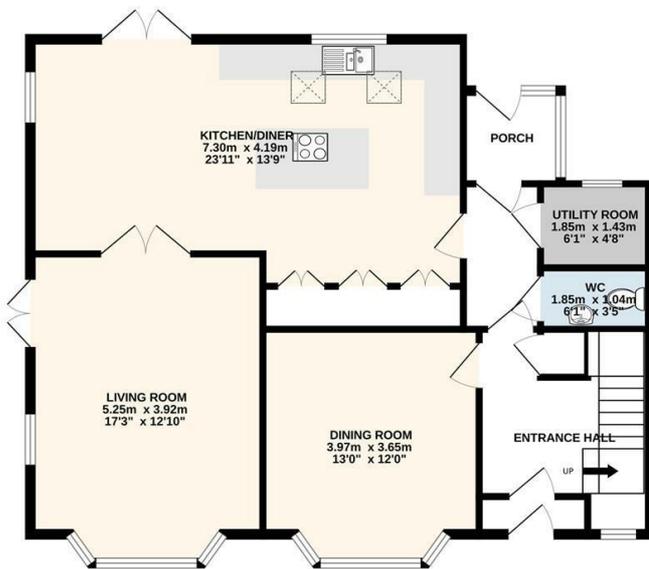
## Hybrid Map



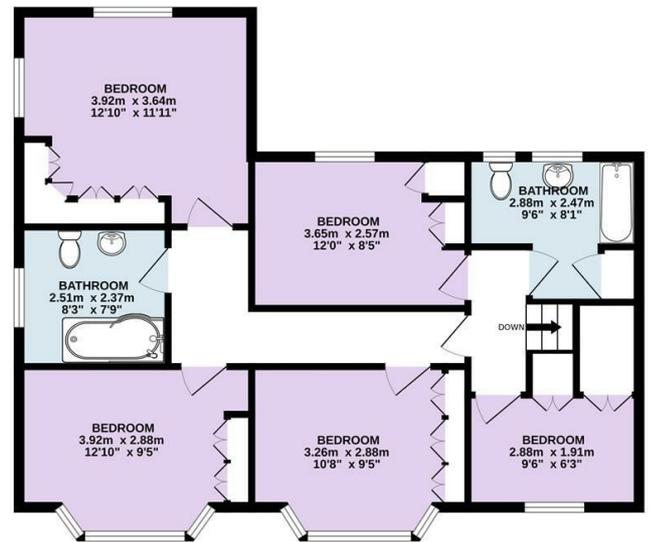
## Terrain Map



GROUND FLOOR  
84.8 sq.m. (913 sq.ft.) approx.



1ST FLOOR  
73.9 sq.m. (796 sq.ft.) approx.



TOTAL FLOOR AREA : 158.7 sq.m. (1709 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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