



**Holdens**
ESTATE AGENTS

35 Moss Avenue, Ashton-On-Ribble

Offers Over **£175,000**

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35 Moss Avenue

Ashton-On-Ribble, Preston

Three-bedroom semi in Ashton-on-Ribble needing full renovation. Features driveway, garage, large garden. Close to amenities, schools and transport links. Ideal project for families or investors.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

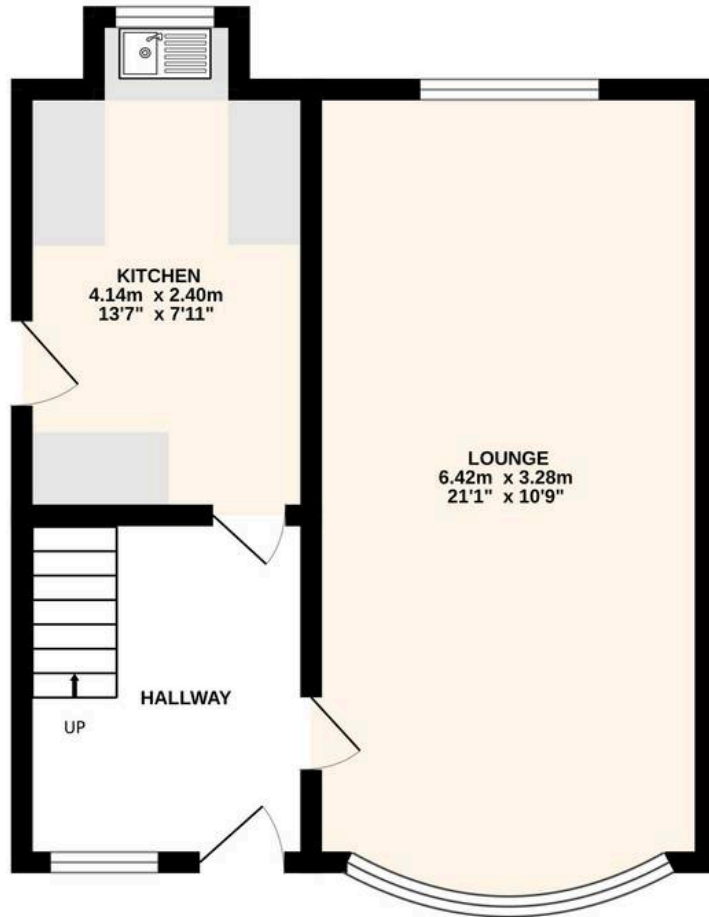
- Sold With No Forward Chain
- Three-Bedroom Semi-Detached Property
- Excellent Renovation and Modernisation Opportunity
- Two Double Bedrooms and One Single Bedroom
- Driveway Providing Off-Road Parking
- Generous Private Rear Garden
- Convenient Access to Preston City Centre
- EPC Rating - Pending



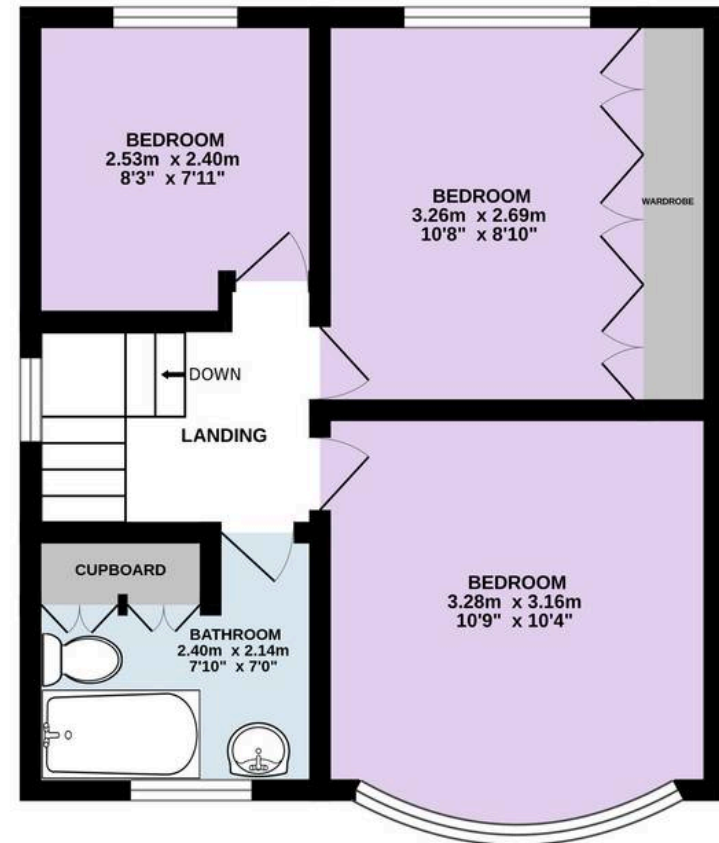




GROUND FLOOR
37.9 sq.m. (407 sq.ft.) approx.



1ST FLOOR
37.1 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA : 75.0 sq.m. (807 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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