



**2 Field Maple Drive, Ribbleton, Preston, PR2 6EU**

**Price: £130,000**

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- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- Convenient location
- No Chain!
- Located close to local amenities
- Schools nearby

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## 2 Field Maple Drive, Ribbleton, Preston, PR2 6EU

**FULL DESCRIPTION** This excellent and well located two bedroom semi detached house comprises entrance hallway, lounge, kitchen/diner, two bedrooms and a bathroom. The home is warmed by gas central heating and double glazing. There are gardens to the front, side and rear with a driveway. **NO CHAIN!**

### BROADBAND COVERAGE BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

### MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**ENTRANCE HALL** 6' 8" x 5' 10" (2.05m x 1.80m)

**LIVING ROOM** 12' 9" x 9' 5" (3.90m x 2.89m)

**KITCHEN/DINER** 12' 9" x 9' 5" (3.91m x 2.88m)

**LANDING** 5' 11" x 3' 0" (1.81m x 0.92m)

**BEDROOM** 12' 10" x 9' 6" (3.93m x 2.91m)

**BEDROOM** 12' 10" x 9' 6" (3.92m x 2.91m)

**BATHROOM** 6' 6" x 5' 7" (2.00m x 1.72m)

### TENURE

The property is **Leasehold**

### SERVICE CHARGE

### GROUND RENT

### COUNCIL TAX

Band **A**

### ANNUAL COUNCIL TAX AMOUNT

**£1,570**

### BROADBAND COVERAGE

We are advised that the property can obtain

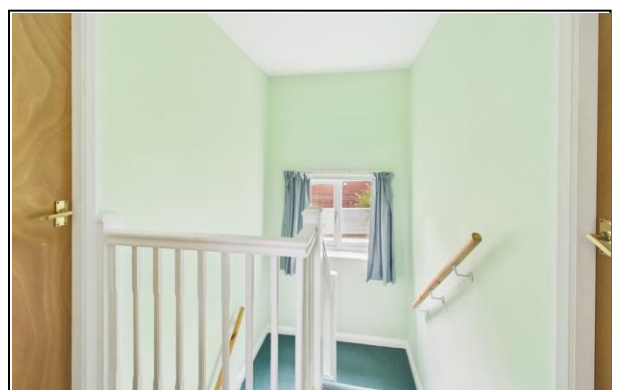
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### PLEASE NOTE

These particulars are believed to be correct but in no ways their accuracy guaranteed and they do not form part of any contract and neither do Tiger



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Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

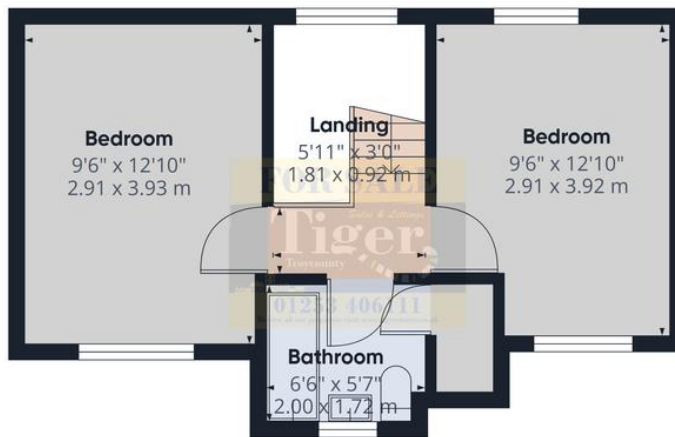
**16/07/2026**



## 2 Field Maple Drive, Ribbleton, Preston, PR2 6EU



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
634 ft<sup>2</sup>  
58.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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