



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£119,995**

The Mallards Ribby Hall Village, Ribby Road, Preston, Lancashire, PR4 2PR

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ALL INTEREST SHOULD BE MADE DIRECTLY TO RIBBY HALL VILLAGE BY CONTACTING THE HOLIDAY HOMES SALES OFFICE

2 double bedroom spacious lodge situated on the Mallards, one of the executive areas at Ribby Hall the 5\* award winning holiday village.

Briefly comprising entrance into kitchen with fitted wall & base units, integrated fridge freezer & dishwasher, built in electric oven & microwave, 5 ring gas hob with extractor fan over, inset sink and drainer, complimentary worktops & breakfast bar, 2x Velux ceiling lights with solar blinds. Pantry with brand new washing machine and storage space. Open lounge dining area, patio doors out onto decking, newly fitted made to measure curtains, 2x radiators, various storage cupboards. Main bathroom, 3-piece white bathroom suite comprising jacuzzi bath with mixer taps and shower attachment, low level wc, floor to ceiling vanity sink unit, fully wall and floor tiled, chrome radiator, Velux ceiling light with solar blind Master bedroom fitted wardrobes, new king size ottoman storage bed, newly fitted made to measure curtains. En suite comprising power / jet shower, low level wc & floor to ceiling vanity sink unit, fully wall & floor tiled, chrome radiator, Velux ceiling light with solar blind. Bedroom 2 fitted wardrobes, new double ottoman storage bed, newly fitted made to measure curtains. Throughout new carpets, perfect fit blinds, neutrally decorated, Denon surround sound system, mains gas central heated & alarmed. External large decked area, with private patio garden area to the

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <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 energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-100 <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		
England & Wales <small>EU Directive 2002/91/EC</small>		