



**5 Preston Road**  
Ribchester,  
PR3 3XL

**£250,000**

**ESTATE AGENCY**



**Sought after village location**

**Gardens to front and rear**

**Loft room**

**Period terrace property**

**3 Receptions rooms**

**Full of charm and character**



A beautifully presented home set in the most desirable village in the Ribble Valley, this garden fronted terrace has lots to offer. Set over 3 floors the property briefly comprises an entrance vestibule leading to a lovely dining room with double doors opening to a spacious lounge. Leading off the lounge you will find a conservatory with access to the garden and a kitchen with a sitting room beyond which also has a door to the garden. To the first floor you will find 2 double bedrooms and the house bathroom. On the second floor is a loft room which the current vendors use as a study / bedroom. Outside there is a spacious yard with ample space for entertaining or relaxing. The historic village of Ribchester has plenty to offer including a local shop, public houses, social club and cafes. There is a primary school, large children's play park and places of worship. The picturesque village has a great community and the next purchaser of this property is sure to be made welcome. A regular bus route to Longridge and Blackburn with the town of Clitheroe being easily accessible by car too. Conveniently located for the A59 and M6 motorway beyond.

## Accommodation

### Ground Floor

#### Entrance vestibule

#### Dining Room 16' 6" x 12' 2" (5.03m x 3.71m)

Spacious room currently used as a dining room and has a fireplace which houses a log burner Large window to the front , central heating radiator and doors leading to the lounge

#### Lounge 17' 0" x 16' 2" (5.18m x 4.93m)

This superb reception room has a wonderful stone fireplace with log burner to offer a real focal point to the room. There are stairs which rise to the first floor and doors leading to the conservatory. The room opens to the kitchen. There is also a central heating radiator and coving to the ceiling.

#### Utility space 6' 9" x 6' 2" (2.06m x 1.88m)

Plumbed for washing machine. Patio door to the rear garden.

#### Kitchen 13' 11" x 7' 8" (4.24m x 2.34m)

This galley style kitchen is fitted with a range of shaker style wall and base units with wooden worktops over giving a real cottage feel. To complement the traditional feel you will find a ceramic sink and Belling range cooker with extractor hood over. There is a window to the side and doorway to the sitting room.

#### Sitting Room/Home Office 10' 11" x 7' 8" (3.33m x 2.34m)

At the rear of the property this room would have a range of uses from a work from home space, hobby room, playroom or reception space for entertaining. There is a window to the side, a door to the rear and a central heating radiator.

## First Floor

#### Bedroom 1 16' 4" x 12' 1" (4.98m x 3.68m)

A good sized double bedroom with a window to the front, storage cupboard and central heating radiator.

#### Bedroom 2 15' 2" x 10' 6" (4.62m x 3.2m)

An original fireplace makes a lovely feature in this room. There is a window to the rear and a central heating radiator.

#### Bathroom

A four piece bathroom suite comprising WC, wash hand basin, roll top bath and shower cubicle. There is also a built in cupboard, window to the rear and a central heating radiator and towel rail.

## Second Floor

#### Bedroom 3/Office 15' 8" x 13' 10" (4.78m x 4.22m)

This room is currently being used as a study bedroom by the current owners. There is a Velux window and a central heating radiator.

## Externally

### Front

To the front of the property is a paved garden forecourt area.

### Rear Garden

To the rear you will find a private paved garden with raised flower beds, shed, outdoor lighting and an access gate. There is plenty of space to allow room to relax. Access gate to the rear.

EPC rating D

Property tenure Freehold

Council tax band C

## IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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