

Property Particulars

Wyresdale Crescent, Ribbleson.



- **Semi Detached Family Home**
- **Great Local Community**
- **Conservatory**
- **Stylish Three Piece Bathroom**
- **Three Good Size Bedrooms**
- **Two Reception Rooms**
- **Gas Central Heating Via Newly Fitted Combi Boiler (2024)**
- **Gardens Front & Rear**

Offers in Excess of £179,950

A beautifully presented semi detached house set in a popular community with local schools and services, great main road and motorway connectivity. The property has three generous bedrooms, a lovely bright front lounge and a dining room, being adjacent to a spacious conservatory and doorway to the kitchen. There is the added benefit of there being a downstairs cloaks WC. The property is beautifully decorated throughout, and has a stylish three piece bathroom suite. There is gas central heating serviced by a newly fitted combi-boiler (2024) and uPVC double glazing. There are gardens to the front and rear and a wonderful 'spring' outlook provided by an array of Cherry Blossom trees, purely seasonal of course! Viewing is essential to full appreciate the size, setting and quality of this amazing home. Offered with No Chain Delay

Entrance Hall -

With uPVC double glazed door to the front, ceiling light, stairs to first floor and doors off.



Lounge - 12' 5" x 12' 4" (3.78m x 3.77m)

A lovely room with uPVC double glazed window to the front, electric fire with mantel surround, laminate flooring, radiator and ceiling light



Dining Room - 9' 6" x 9' 1" (2.89m x 2.77m)

A great space adjoining the conservatory and door to kitchen, laminate flooring, ceiling light and radiator, really useful built-in cupboard.



Conservatory -

Being uPVC double glazed and brick built constructed, radiator and door to rear garden.



Kitchen - 12' 11" x 9' 2" (3.93m x 2.80m)

A spacious fitted kitchen with a range of wall, drawer and base units with contrasting working surfaces, plumbed for washer, electric hob, electric oven and a microwave shelf, part tiled elevations, laminate flooring, space for upright fridge freezer, uPVC double glazed window to rear, under stairs pantry, composite door accessing a useful store room.



Store Room - 11' 8" x 9' 11" (3.56m x 3.03m)

With uPVC double glazed door to front - additional door accessing the rear, great utility and storage space.

Staircase -

With staircase to first floor and at half landing cloaks W.C.

Cloaks W.C. -

Stylishly presented cloaks W.C. with high suite W.C. and part tiled.

First Floor Landing -

With uPVC double glazed window to side elevation, ceiling light and retracting ladder accessing the loft, doors off.

Bedroom One - 12' 6" x 12' 5" (3.81m x 3.78m)

A lovely bright room with uPVC double glazed window to the front, laminate flooring, radiator and ceiling light.



Bedroom Two - 9' 7" x 12' 7" (2.92m x 3.84m)

Another double with uPVC double glazed window to the rear, laminate flooring, radiator and ceiling light.



Bedroom Three - 9' 3" x 7' 11" (2.83m x 2.42m)

A generous third bedroom with uPVC double glazed windows to the side and front, fitted bulk head cupboard housing the central heating boiler, great for linen store and laminate flooring



Bathroom -

With a three piece suite comprising panelled bath with shower over, low suite W.C. and pedestal wash hand basin, opaque uPVC double glazed window to the rear and heated towel rail.

Outside -

To the front of the property there is a well established garden with a great selection of mature plants, shrubs and cherry blossom tree.

Rear Garden -

An enclosed rear garden with paved area and lawn garden.



Disclaimer –

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm