

# GUILDHALL

SALES & LETTINGS



## 1 Blackburn Road

Ribchester, Preston, PR3 3YP

Offers Over £300,000



### AN EXQUISITE COTTAGE PROPERTY

Situated within the desirable and quaint village of Ribchester stands this outstanding two bedroom cottage property. Standing on an impressive plot with scope to extend, enviable gardens and flowing internally with character and charm, this exceptional property is the perfect home for any small family or couple looking for a stunning home in a picturesque location. With spacious rooms, three living areas and added loft room, this property is the perfect home ready to move straight into with no chain delay! Situated within the admirable Ribble Valley within catchment area to Clitheroe Grammar High School, as well as being close to Longridge, Clitheroe, Preston and major motorway links. The property benefits from an added driveway, two double bedrooms and space for an impressive kitchen extension if desired.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room and houses a staircase to the first floor. The dining room leads openly on to an additional reception room and also guides you out to the rear through French doors. The main reception room leads on to a fitted kitchen. The first floor comprises of doors on to two double bedrooms and a Victoria style contemporary bathroom. The main bedroom houses a staircase to the loft room. Externally there is a generously sized garden to the rear with laid to lawn, stone chip and paving areas, as well as bedding and mature





## Ground Floor

### Vestibule 3'8 x 3'5 (1.12m x 1.04m)

coving, dado rail, wood effect laminate floor, hardwood door to hall

### Hallway 1'1 x 3'5 (0.33m x 1.04m)

Central heated radiator, coving, corbel, wood effect laminate floor, hardwood doors to reception room one, dining room and stairs to first floor

### Reception Room One 13'1 x 12'8 (3.99m x 3.86m)

UPVC double glazed window, central heated radiator, exposed beams, gas fireplace, television point, wood effect laminate floor, hardwood door to kitchen

### Kitchen 9'7 x 11'4 (2.92m x 3.45m)

UPVC double glazed leaded window, grange of panelled base units, laminate surface, ceramic one and a half sink and drainer with mixer tap, integrated oven, logic boiler, feature wall light, wood effect laminate flooring

### Dinning Room 13'4 x 11'11 (4.06m x 3.63m)

Coving, Ceiling rose, meter cup, gas heater, wood effect laminate flooring, open to reception room two, UPVC double glazed french doors to rear.

### Reception Room Two 11'5 x 11'4 (3.48m x 3.45m)

UPVC double glazed, central heated radiator, coving, ceiling rose, feature wall light, gas heater, wood effect laminate floor

## First Floor

### Landing 16'6x5'7 (5.03mx1.70m)

UPVC double glazed frosted window, doors to 2 bedrooms and a bathroom

### Bedroom 1 13'5x9'4 (4.09mx2.84m)

Two UPVC double glazed leaded window and staircase to loft room

### Bedroom 2 11'6x9'5 (3.51mx2.87m)

UPVC double glazed leaded window and picture rail

### Bathroom 11'5x5'5 (3.48mx1.65m)

UPVC double glazed window, central heated radiator, low basin WC, electric feed shower enclosure, rolltop, clawfoot freestanding bath with mixer tap and rinse head, pedestal wash basin with traditional taps, tiled elevations and tiled floor

## Second Floor

### Loft Room 14'11x7'10 (4.55mx2.39m)

Velux window and wood panel elevations

## External

### Rear

Enclosed garden with laid to lawn grass, stone chip pathway bedding and mature shrubs

### Front

Driveway to the side of the property

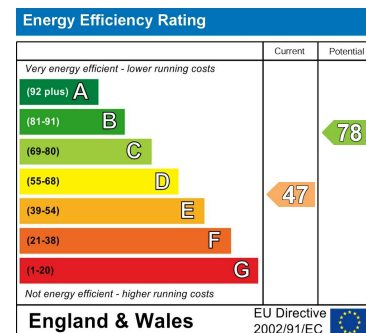
## Area Map



## Floor Plans



## Energy Efficiency Graph



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