



## Stella Maris Church Street

Ribchester, Preston, PR3 3YE



**£199,999**

We are delighted to introduce to the market this lovely quasi-semi detached home in the sought after village of Ribchester. The property briefly comprises of an entrance hallway leading to a living room, dining room and a kitchen. Up the stairs there are three bedrooms and a family bathroom. Externally there is a private rear yard and a separate garage. This property now needs modernising but is full of potential and a wonderful investment opportunity. NO CHAIN. Council tax band C . EPC Rating E.







## GROUND FLOOR

### Entrance Vestibule

uPVC double glazed front door and window, double doors into hallway.

### Hallway

Access into living room, dining room and kitchen, radiator, stairs to the first floor, under stairs storage.

### Dining room

12'6" x 11'9" (3.813 x 3.595)

Double glazed window to the front, radiator.

### Living Room

12'11" x 11'10" (3.962 x 3.631)

uPVC double glazed window to the rear, radiator, living flame gas fire with back boiler.

### Kitchen

16'8" x 8'11" (widest) (5.090 x 2.726 (widest))

Wall and base units, four ring electric hob, oven, extractor, composite one and a half bowl sink with drainer, tiled splashback, radiator, uPVC double glazed windows and door to rear, integrated fridge, space for washing machine.

## FIRST FLOOR

### Landing

Access into three bedrooms and bathroom, loft access.

### Bedroom 1

13'0" x 12'0" (3.968 x 3.679)

Fitted storage, uPVC double glazed window to rear, radiator.

### Bedroom 2

12'7" x 11'6" (3.853 x 3.517)

Fitted storage, radiator, double glazed window to front.

### Bedroom 3

8'5" x 6'2" (2.584 x 1.886 )

Double glazed window to front.

### Bathroom

6'9" x 5'8" (2.078 x 1.741)

Bath with overhead shower, basin with pedestal, WC, tiling to walls, uPVC double glazed window to rear, radiator.

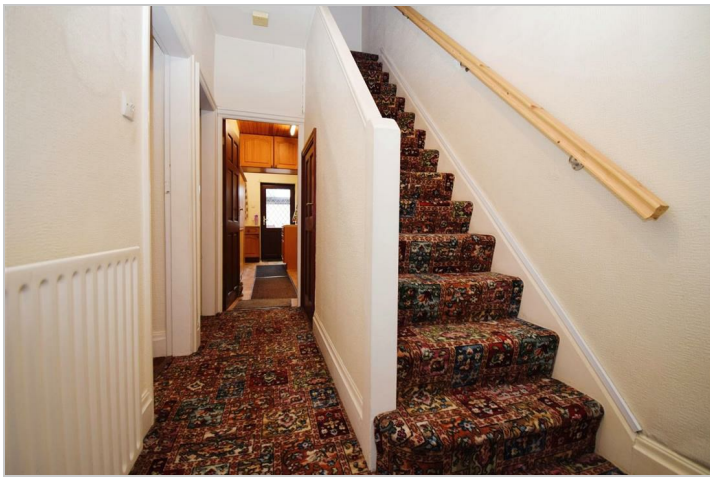
## EXTERNALLY

Indian stone flagged patio to rear with borders, gated access to rear, detached garage with up and over door.

## PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.







## Road Map



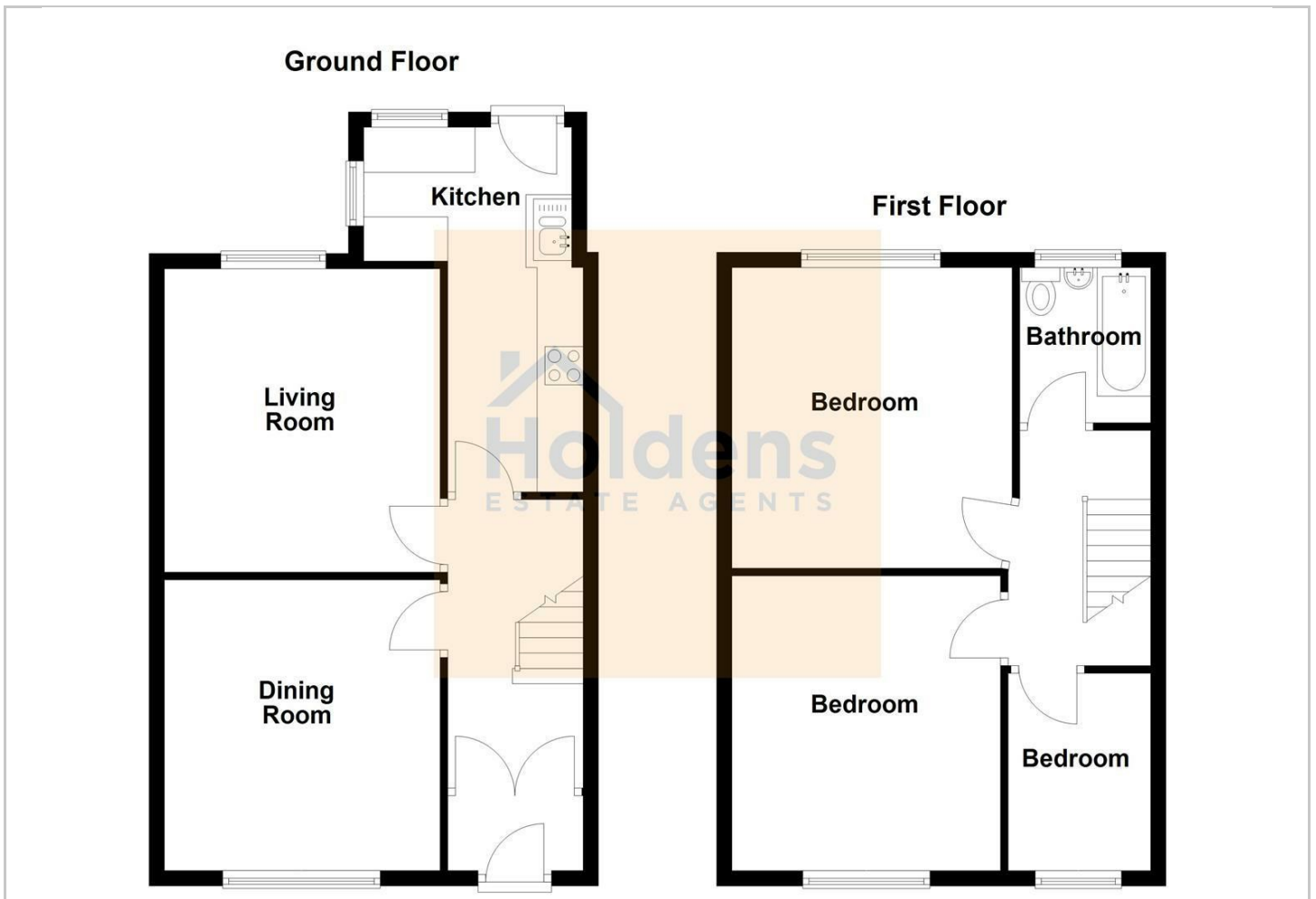
## Hybrid Map



## Terrain Map



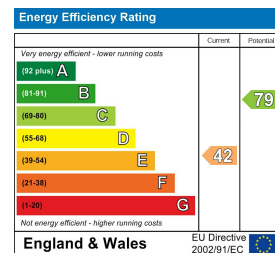
## Floor Plan



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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