



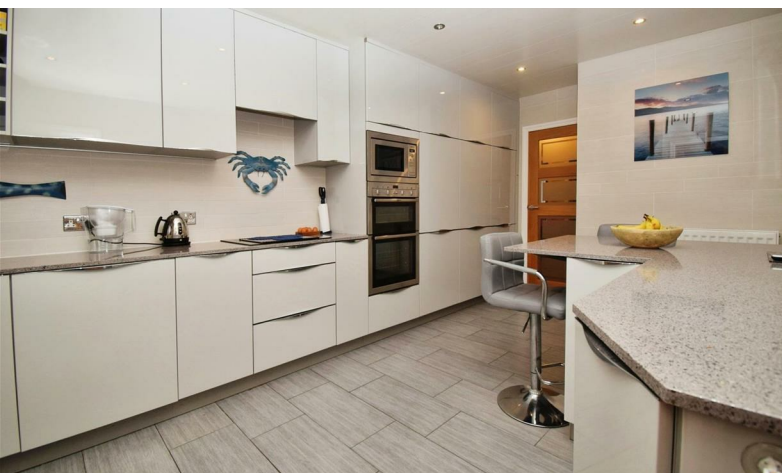
60 Chester Brook

Ribchester, Preston, PR3 3XT



£419,950

Holden's are delighted to bring to the market this lovely detached three bedroom bungalow in the sought after village of Ribchester enjoying idyllic views of open fields to the rear. As you enter into a spacious entrance hallway, you get an immediate feel of space, leading through to a modern kitchen/diner with separate utility, an inviting living room, dining room and conservatory backing onto a well maintained attractive quiet garden. There are also three bedrooms and a family bathroom. The master is equipped with ensuite. Externally there is a driveway providing ample off road parking and a garage. Well presented throughout this lovely home will appeal to a wide range of buyers. Viewing is essential to fully appreciate all this property has to offer.





Entrance Hall

uPVC double glazed front door, radiator, access into three bedrooms, bathroom, kitchen and living room, loft access, storage cupboard.

Kitchen

17'2" x 9'9" (5.243 x 2.982)

Wall, base and tall units, integrated double oven, microwave and dishwasher, four ring induction hob, extractor, granite worktops, stainless steel sink with drainer built-in into worktop, tiled walls and splashback, downlights, radiator, tiled floor, integrated fridge and freezer, uPVC double glazed window to rear, door into utility and dining room.

Utility

6'0" x 4'8" (1.8395 x 1.432)

Base units, granite worktop, stainless steel sink with drainer, wall mounted Combi boiler, space for washer and dryer, tiled walls and floor, downlights, uPVC double glazed door to rear.

Dining room

11'5" x 9'8" (3.494 x 2.956)

uPVC double glazed windows to sides, radiator, double doors through to living room, double glazed sliding doors into conservatory.

Conservatory

10'5" x 6'8" (3.193 x 2.042)

uPVC double glazed windows and French doors, tiled floor.

Living Room

16'2" x 12'2" (4.947 x 3.722)

uPVC double glazed window to front and side, living flame gas fire, radiator.

Bedroom 1

13'9" x 10'8" (4.213 x 3.263)

Fitted wardrobes, ensuite, uPVC double glazed window to rear and side, radiator.

Ensuite

7'2" x 5'9" (2.186 x 1.758)

Shower, WC, basin with vanity, tiled floor and walls, chrome towel radiator, downlights, uPVC double glazed window to side.

Bedroom 2

10'8" x 9'6" (3.272 x 2.912)

Fitted wardrobes, uPVC double glazed window to front, radiator.

Bedroom 3/ Study

9'6" x 9'5" (2.900 x 2.874)

Currently used as a study. Fitted storage with desk, uPVC double glazed window to front, radiator.

Bathroom

7'2" x 6'8" (2.189 x 2.042)

Jacuzzi bath, WC, basin with vanity, tiled floor and walls, fitted storage, chrome radiator, downlights, uPVC double glazed window to side.

EXTERNALLY

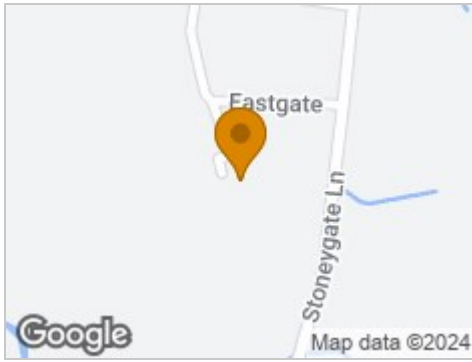
Driveway providing off-road parking, Indian stone flagged path around the property, gated access to side, garage with up and over door, Indian stone flagged patio and lawn to rear, raised planters.

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



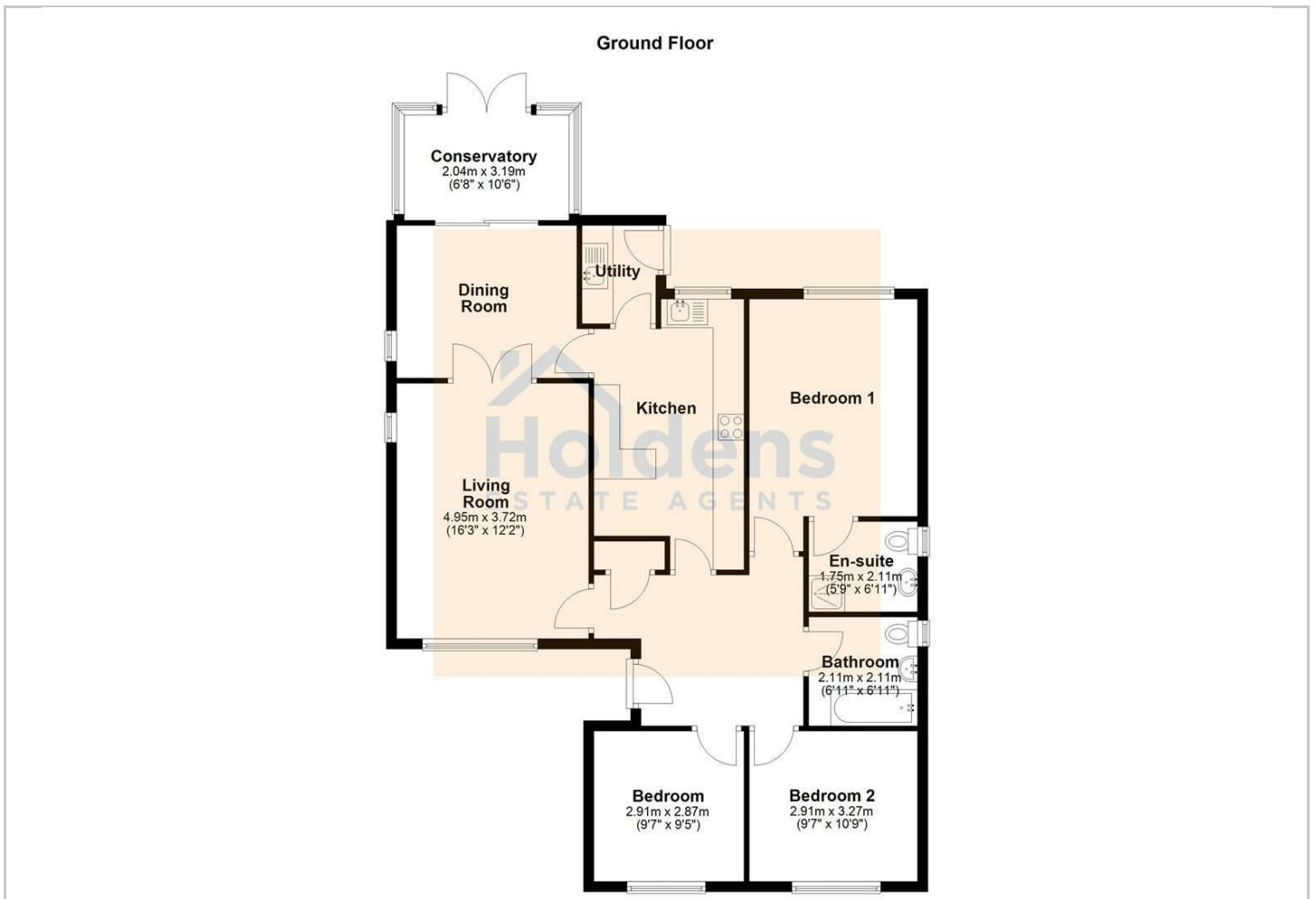
Hybrid Map



Terrain Map



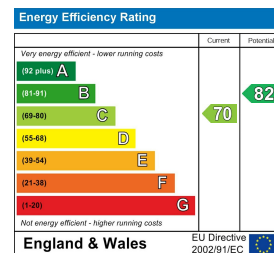
Floor Plan



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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