



9 Eastgate

Ribchester, Preston, PR3 3ZN



£299,950

Holdens are pleased to bring to the market this lovely end terraced property in the village of Ribchester where you can enjoy village life with local junior school, restaurants, pubs, lovely riverside walks, shop, recreational park and more. Excellent bus route into Blackburn and Longridge. The property is a true credit to it's current owners being well maintained and presented throughout. You will not be disappointed by internal inspection. The accommodation comprises of: Entrance Porch, Entrance Hallway, Living room, Kitchen/diner, WC, Orangery/extension. First floor: three bedrooms, bathroom. Beautiful gardens to front and rear. Useful outdoor office room to rear. Freehold. Council Tax Band B.





GROUND FLOOR

Entrance Porch

uPVC double glazed front door, uPVC double glazed window, electric radiator, built in cupboard, door to hallway.

Entrance Hallway

Built-in cupboards, radiator, built-in shelf, uPVC double glazed window, understairs storage cupboard, stairs to first floor, doors to living room and kitchen/diner.

Living Room

12'4" x 10'4" (3.778m x 3.167m)

uPVC double glazed bay windows to front, radiator, feature fireplace with electric wood burner, built in shelves.

Kitchen/diner

16'2" x 9'1" (4.949m x 2.772m)

Wall and base units, Quartz worksurfaces, Neff double oven and grill, built-in Neff fridge/freezer, built-in washing machine, built-in dryer, built-in dishwasher, uPVC double glazed window to rear, four plate Neff ceramic hob and extractor, tiled splashbacks, built-in microwave, downlights, radiator, built-in shelf, one and a half brushed silver sink, drainer, door to WC, opening to orangery.

WC

5'2" x 2'4" (1.576m x 0.724m)

WC, sink with built-in cupboard, combi boiler.

Orangery

16'3" x 11'5" (4.957m x 3.498m)

uPVC double glazed windows, uPVC glass roof, radiator, uPVC double glazed French doors to rear.

FIRST FLOOR

Landing

Attic access (fully boarded attic with lighting), uPVC double glazed window, doors to three bedrooms and bathroom.

Bedroom 1

12'7" x 10'0" (3.857m x 3.056m)

uPVC double glazed bay window to front, radiator.

Bedroom 2

9'2" x 8'2" (2.806m x 2.490m)

uPVC double glazed window to rear, radiator, built-in wardrobes, built in drawers.

Bedroom 3

5'11" x 8'8" (1.817m x 2.659m)

uPVC double glazed window to front, radiator, built-in cupboard.

Bathroom

7'1" x 5'10" (2.183m x 1.784m)

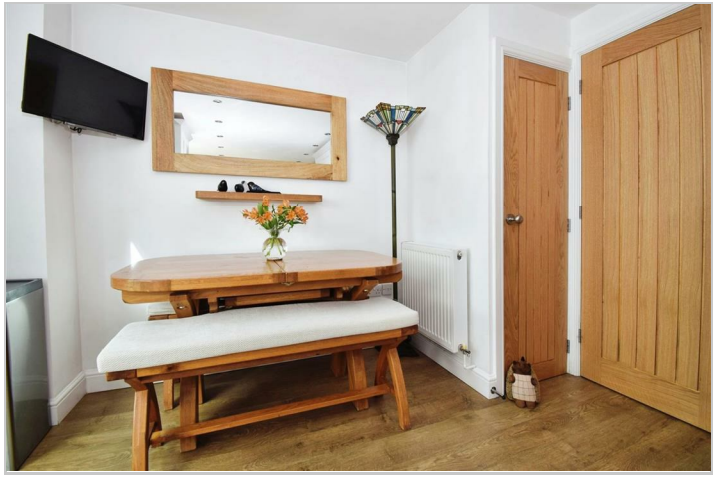
uPVC double glazed window to rear, bath with shower, WC, sink with cabinet, wall mounted mirrored cabinets, Vinyl flooring, downlights.

EXTERNALLY

To the front there are two lawns split by an Indian flagged pathway to the front door, fence, flower beds, gate to rear. To the rear there is a detached office which has power and lighting and is fully insulated (3.007m x 2.393m), decking area, gate to driveway to the rear.

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



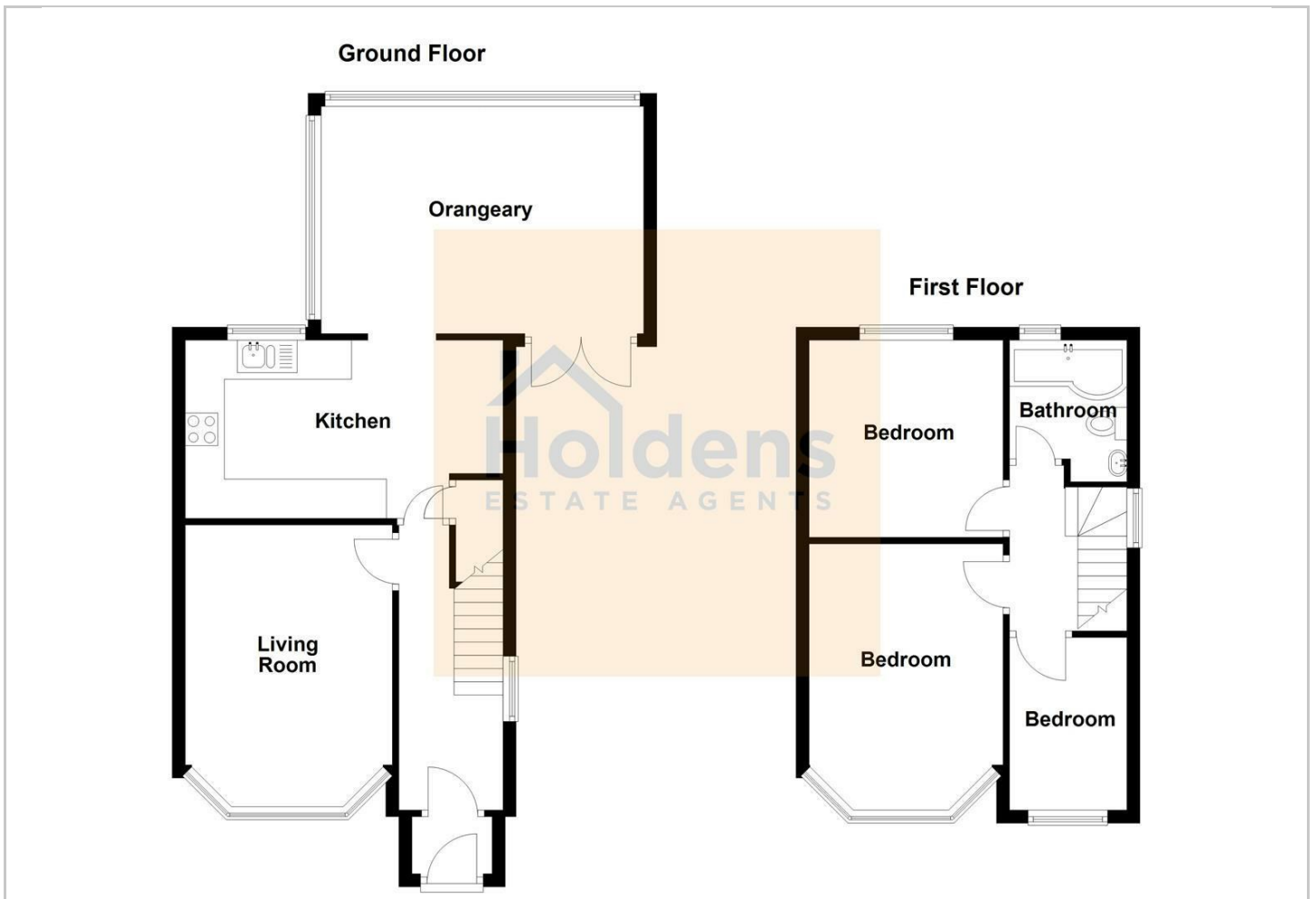
Hybrid Map



Terrain Map



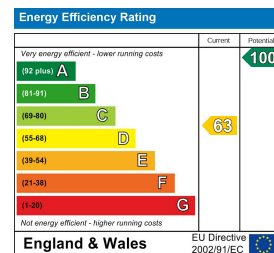
Floor Plan



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



Misdescriptions Act

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