



26 Sarmatian Fold, Ribchester, Preston, PR3 3YG

£125,000

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Located in the historic Roman village of Ribchester, this delightful ground floor apartment offers comfortable and convenient living in a sought-after location. With two well-proportioned bedrooms, it's ideal for individuals, couples, or downsizers.

Upon entering, you're welcomed into a bright and inviting reception room — a perfect space to relax and unwind. The kitchen and newly fitted shower room provide practicality and ease of living, complementing the home's overall warmth and charm. The apartment has been recently decorated in neutral tones, fresh new carpet has been fitted.

To the rear, a privately owned newly landscaped garden offers a peaceful outdoor retreat where you can enjoy the fresh air and tranquil surroundings. The property also benefits from an allocated parking space, ensuring convenience for residents with vehicles along with parking for visitors. There is a bus stop outside Sarmatian Fold with regular services to Longridge, Preston and Blackburn alike.

Further highlights include gas central heating and double glazing, creating a comfortable and energy-efficient home throughout the seasons. The apartment forms part of a managed development overseen by a private management company (shared among ten owners within Sarmatian Fold), ensuring that communal areas remain beautifully maintained and residents enjoy a high standard of living.

Ribchester itself is a picturesque village, renowned for its rich history, welcoming community, and scenic riverside walks. Local amenities are within easy reach, while Preston's vibrant city centre is just a short drive away, offering the perfect balance between rural charm and urban accessibility.

This purpose-built apartment combines modern comfort with village charm — an ideal low-maintenance home in a truly desirable location. NO CHAIN.

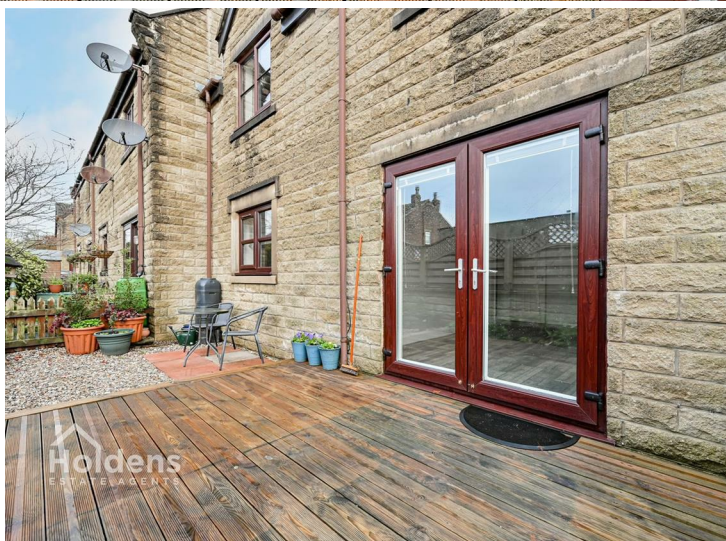
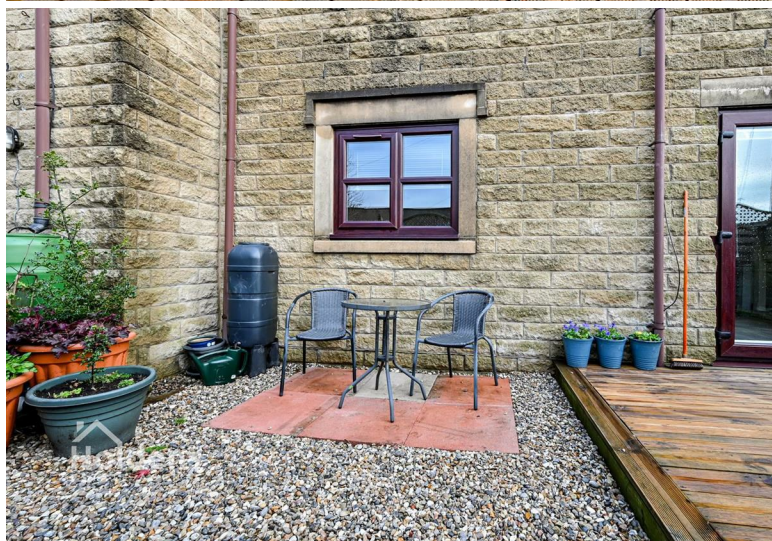
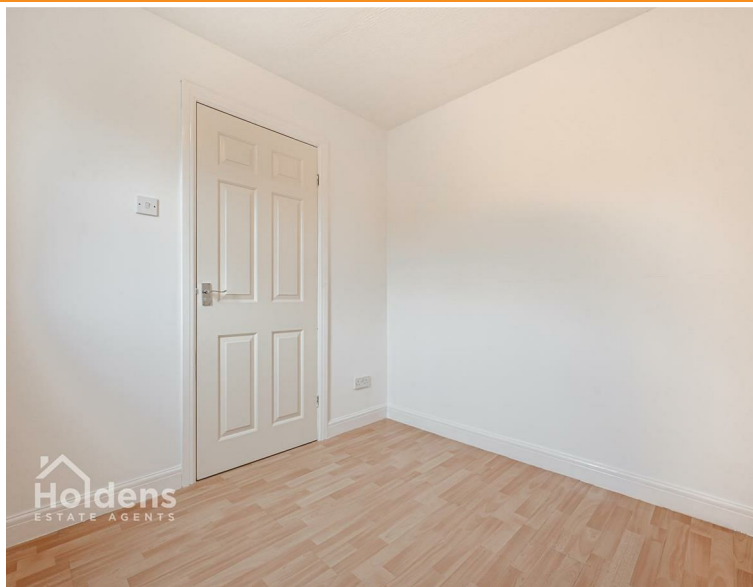












Road Map



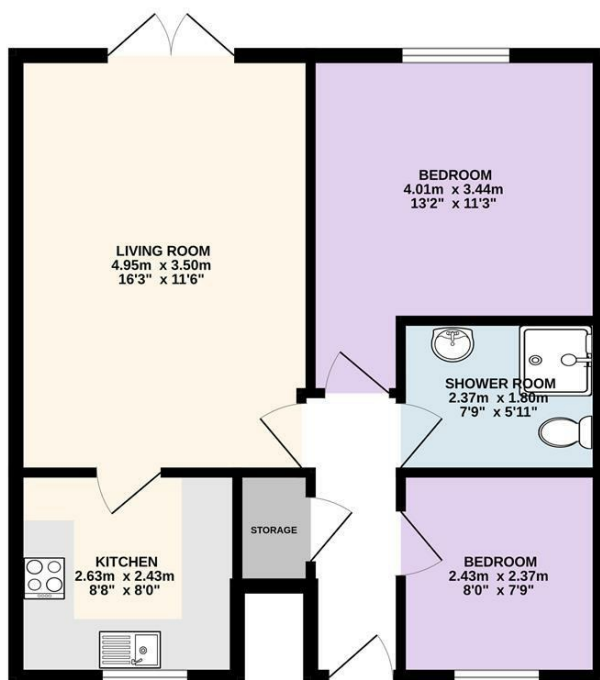
Hybrid Map



Terrain Map



GROUND FLOOR
50.3 sq.m. (541 sq.ft.) approx.



TOTAL FLOOR AREA : 50.3 sq.m. (541 sq.ft.) approx.
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Viewing

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

Misdescriptions Act

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