



Highfield Ribchester

Offers in the Region of: £325,000



**Pendle Hill
Properties**



Highfield, Ribchester
£325,000 Offers in the
Region of

A three-bedroom semi-detached property in the highly sought after village of Ribchester briefly comprises a lounge, dining room, kitchen, three bedrooms, bathroom, garage, cellar, driveway and large gardens to the rear.



LOUNGE

A spacious lounge with feature fireplace, briefly comprises a large bay window to the front of the property, carpeted flooring and ceiling light point.

KITCHEN

The kitchen briefly comprises a range of base and wall-mounted units, space for a cooker and fridge, a stainless-steel sink, and a window to the rear.

DINING ROOM

A large dining space boasts a large bay window with stunning views to the rear, a central feature fireplace, carpeted flooring and a ceiling light point.

BEDROOM ONE

A spacious double bedroom with windows to the front of the property with open aspect views comprises fireplace, carpeted flooring and ceiling light point.

BEDROOM TWO

A second double bedroom briefly comprises a large window with stunning views to the rear, integrated storage, carpeted flooring, fireplace and ceiling light point.

BATHROOM

A three-piece bathroom suite, comprising of a bath, pedestal sink, low-level WC, storage, ceiling light point and carpeted flooring.

BEDROOM THREE

The third bedroom briefly comprises a window to the front, carpeted flooring and ceiling light point.

EXTERNAL

To the front of the property is a garage and gated driveway with an enclosed grass lawn.

The rear of the property boasts a large lawned garden with stunning views across the Ribble Valley.

ADDITIONAL INFORMATION

Tenure = tbc

Council Tax Band = D

Internal access to the garage.

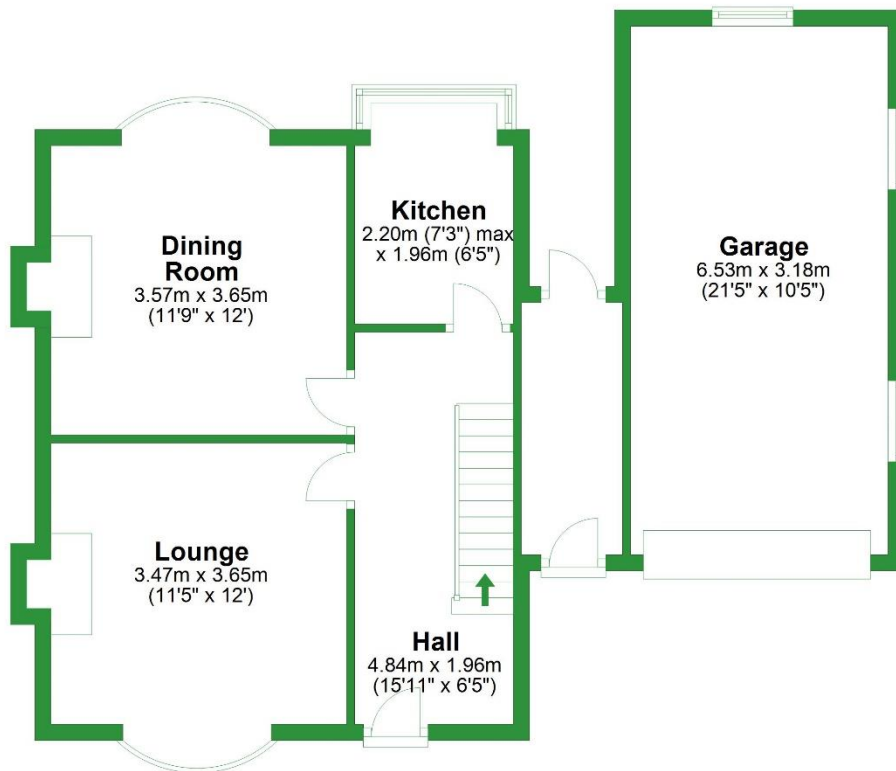
The property has a septic tank.

There is a large Coal Cellar to the rear.



Ground Floor

Approx. 67.0 sq. metres (720.9 sq. feet)

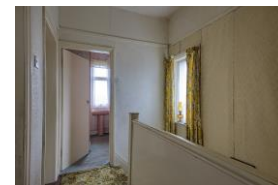
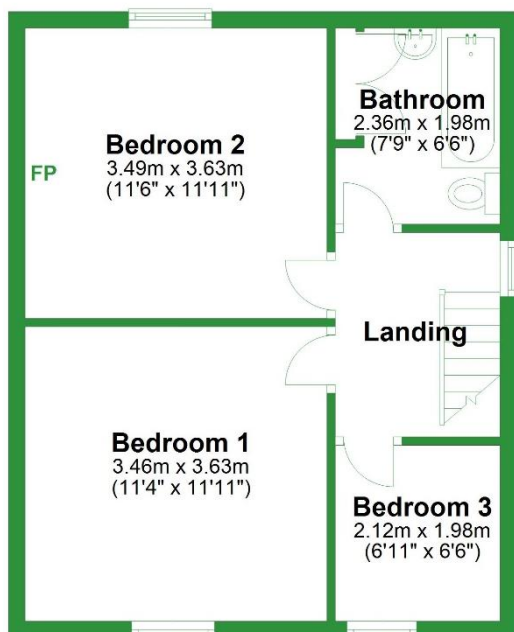


Total area: approx. 107.4 sq. metres (1156.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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