



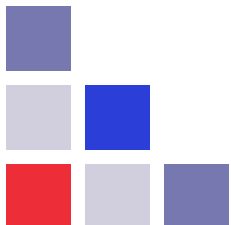
Ribblesdale Place

NO CHAIN

Preston PR1 3NA

Hazelwells are delighted to present for sale this impressive and substantial detached period property, ideally located close to the sought-after areas of Winckley Square and Avenham Park. Rich in character, the home retains many original features and offers generous accommodation extending to approximately 291 sq. metres (3130 sqft). The property briefly comprises: a welcoming vestibule, reception hallway, three spacious reception rooms, a dining kitchen, and a guest WC. To the first floor, there is a generous primary bedroom with a walk-in wardrobe and en suite shower room, along with two further double bedrooms and a family bathroom. The second floor provides a fourth bedroom and additional storage space. The property also benefits from extensive basement rooms, ideal for storage or potential conversion (subject to consent), a garage, and a private rear garden. Offered for sale with no onward chain, this distinctive residence presents an excellent opportunity to acquire a beautiful family home or a superb investment property in one of Preston's most desirable central locations.

£525,000



Hazelwells
sales & lettings

Vestibule

5' 9" x 5' 1" (1.75m x 1.56m)

Hall

29' 6" x 20' 7" (9m x 6.28m)

Lounge

17' 9" x 13' 10" (5.42m x 4.21m)

Double glazed sash window to the front, panel radiator, feature wood paneled walls and fireplace.

Sitting Room

20' 2" x 21' 0" (6.15m x 6.39m)

Large bay window to the rear with double glazed sash windows, feature coving, fireplace and panel radiators.

Living Room

13' 5" x 23' 2" (4.10m x 7.05m)

Double glazed wooden sash window and door leading to the rear garden, panel radiators.

Dining Kitchen

12' 1" x 23' 10" (3.69m x 7.27m)

Dining area with wooden double glazed sash window, panel radiator, open plan to the kitchen. Fitted kitchen with wall and base units, sink and drainer with mixer tap, tiled splash backs, gas hob, electric oven, integrated dishwasher and fridge freezer.

WC

5' 6" x 7' 4" (1.67m x 2.24m)

Two piece suite with window to the side.

First Floor Landing

20' 8" x 6' 11" (6.30m x 2.11m)

Bedroom 1

15' 0" x 21' 0" (4.56m x 6.40m)

Two UPVC double glazed windows over looking the rear garden, panel radiators.



Walk in Wardrobe & En Suite

13' 8" x 14' 5" (4.17m x 4.39m)

UPVC Double glazed sash window to the rear. Sink and shower room with wc and shower unit. Door from bedroom 1 and a separate door to the landing offering potential as a fifth bedroom.

Bedroom 2

18' 1" x 15' 2" (5.50m x 4.62m)

Double glazed sash window to the front and two panel radiator.

Bedroom 3

8' 9" x 9' 10" (2.67m x 2.99m)

Double glazed sash window to the front and a panel radiator.

Bathroom

8' 1" x 8' 11" (2.46m x 2.73m)

Three piece suite comprising wc, pedestal wash ahnd basin and panel bath with shower over. Double glazed sash window to the front and a panel radiator.

Second floor Landing

Bedroom 4

10' 1" x 21' 1" (3.07m x 6.42m)

UPVC double glazed sash window to the side, panel radiator.

Storage

9' 10" x 14' 8" (2.99m x 4.47m)

Velux window.

Basement

37' 11" x 35' 5" (11.55m x 10.79m)

Hallway leading to 4 rooms

Garage

33' 10" x 10' 5" (10.30m x 3.18m)

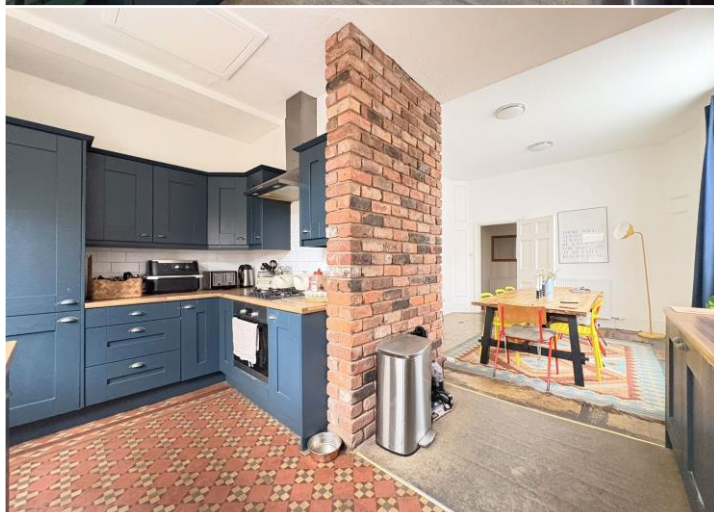
Rear Garden

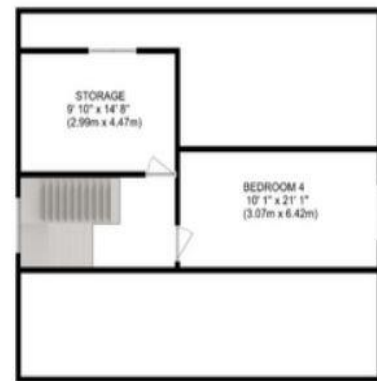
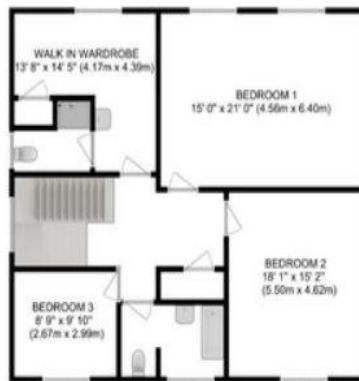
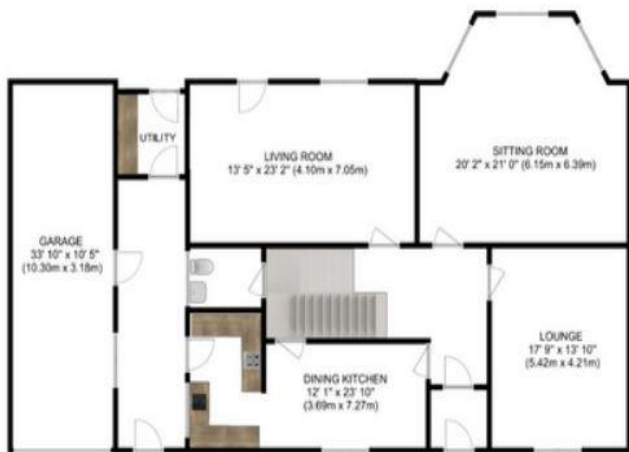
Enclosed rear garden with mature shrub borders and patio.

EPC: D

Council Tax Band: G

Grade II Listed.





FLOORPLAN IS FOR ILLUSTRATION PURPOSES ONLY
APPROX. 291 SQM (3130 SQFT)

If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.