



9 Riverside Road

Penwortham, Preston, PR1 9RE



£164,950

We are delighted to offer for sale this traditional terraced house situated in a quiet street with excellent views of the River Ribble. The property has generously proportioned rooms offering space, light, excellent storage and with the added benefit of close proximity to all the amenities of Preston. In brief, the accommodation is comprised of a lounge with large bay window and cast iron fireplace, cosy dining room with original fireplace and log burner, kitchen, three bedrooms and a wonderful wet room. The property has a small garden to the front and good size rear yard with shed.

Freehold. Council Tax Band B. EPC rating D.





GROUND FLOOR

Vestibule

Original lead window to front, tiled flooring, door into hallway.

Hallway

Central heating radiator, wooden flooring, stairs to the first floor, door to lounge.

Dining Room

12'9" x 12'4" (3.908m x 3.767m)

uPVC double glazed window to rear, central heating radiator, original fireplace with log burner, built in storage cupboard, sliding doors to the lounge, door to the kitchen.

Lounge

12'0" x 11'1" (3.659m x 3.390m)

uPVC double glazed bay window to front, central heating radiator, cast iron fireplace with feature surround, wall lights.

Kitchen

9'10" x 7'11" (3.008m x 2.422m)

uPVC double glazed exit door to side, window to side. Tiled flooring. Fitted with wall and base cupboards with tiled splashback and contrasting worktops incorporating a four ring gas hob, oven and stainless steel sink and drainer. Spaces for a washing machine and fridge/freezer. Under stairs storage cupboard.

Rear Porch

Double door opening to rear yard.

FIRST FLOOR

Landing

Skylight. Doors into the three bedrooms and the wet room.

Bedroom One

11'0" x 10'3" (3.375m x 3.131m)

uPVC double glazed tilt and pull window to rear, central heating radiator, built in storage cupboard.

Bedroom Two

11'3" x 8'11" (3.434m x 2.720m)

uPVC double glazed window to front with views over the river, storage cupboard, central heating radiator.

Bedroom Three

8'1" x 6'9" (2.487m x 2.066m)

uPVC double glazed window to front with views over the river, built in storage cupboard.

Wet Room

9'10" x 7'11" (3.008m x 2.428m)

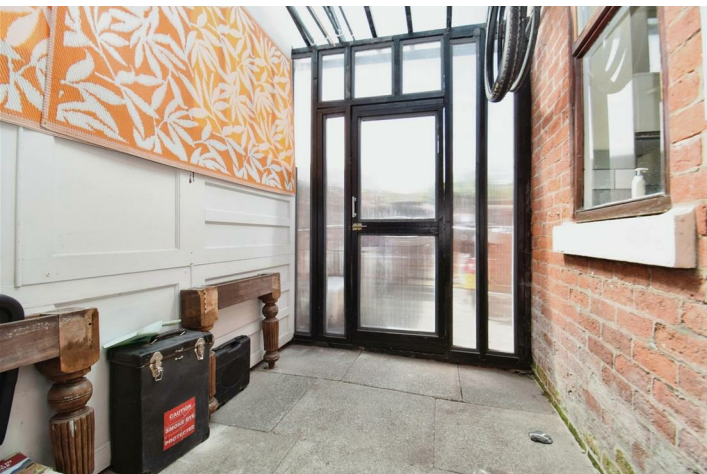
uPVC double glazed tilt and pull frosted window to side, waterproof flooring, tiled splashbacks. WC, hand basin in vanity unit. Central heating radiator.

EXTERNAL

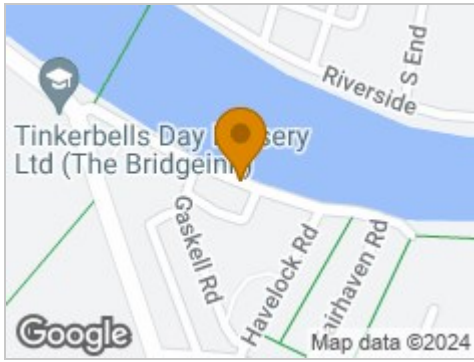
Enclosed garden to the front of the property featuring mature shrubs and small trees. The rear yard provides a good size shed and gated access.

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.



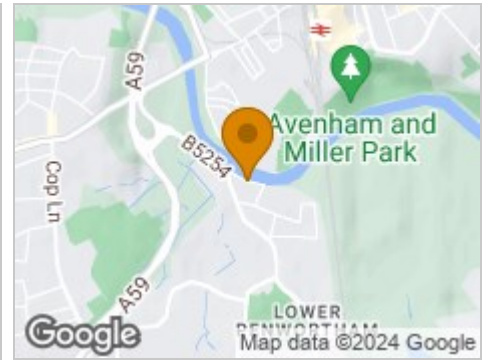
Road Map



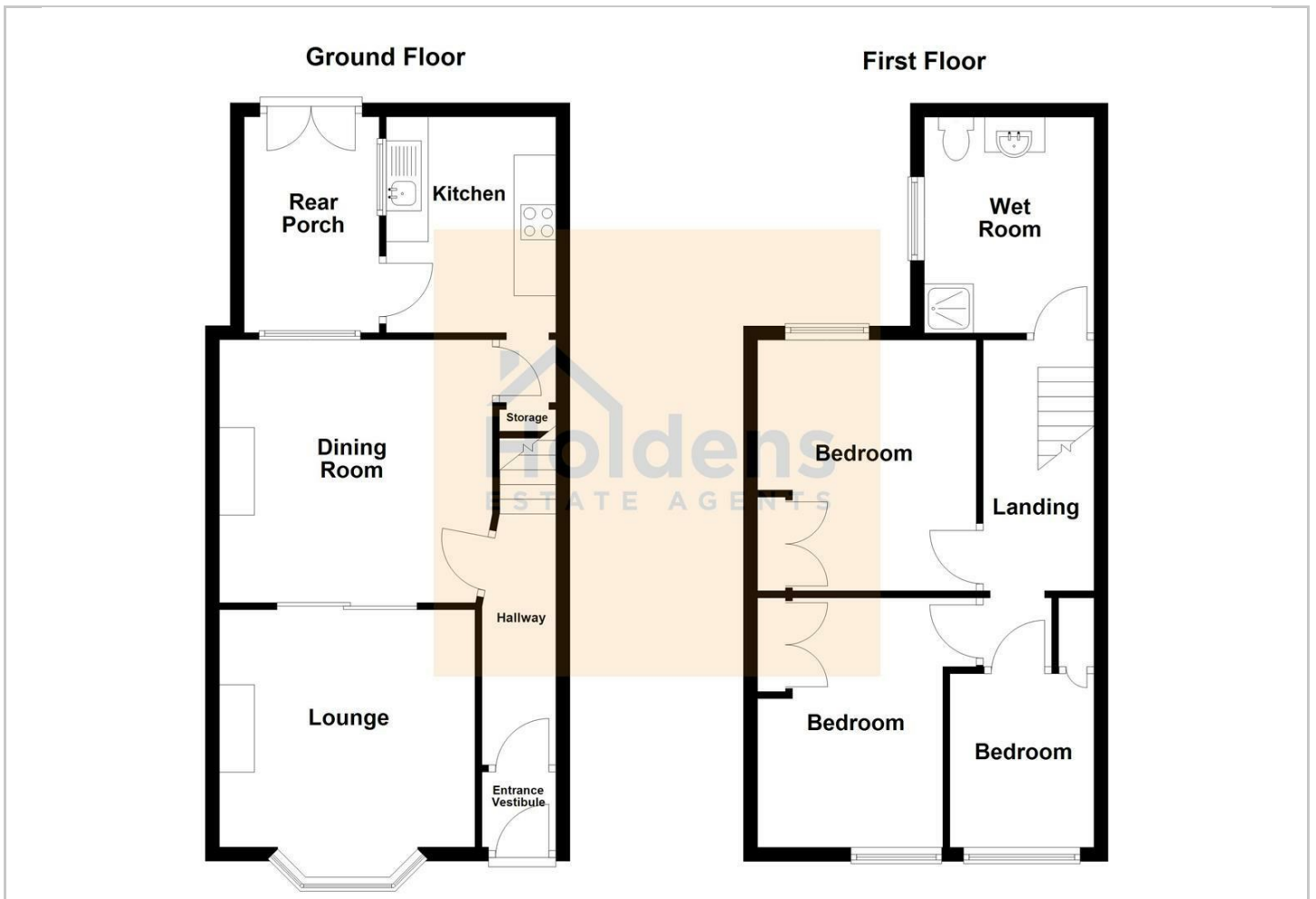
Hybrid Map



Terrain Map



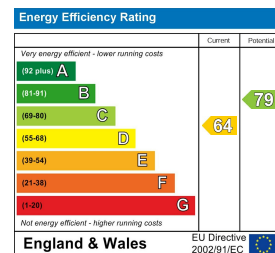
Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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