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15 Ribby Avenue, Wrea Green

- Semi Detached Dormer Bungalow
- Two Reception Rooms
- Brand New Fitted Kitchen
- Ground Floor Bedroom & Bathroom/WC
- 1st Floor Bedroom with Dressing Room
- 3rd Large Double Bedroom
- Garden Front & Rear
- Garage & Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band D & EPC Rating D

£299,950

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



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GROUND FLOOR

ENTRANCE PORCH

Side entrance with an external wall light. Approached through UPVC double glazed double opening doors. Tiled floor with a sunken mat well. Side meter cupboard. Inner obscure glazed door leading to:

HALLWAY

L shaped entrance hallway. Vinyl 'balance click' wood effect flooring. Single panel radiator. Two overhead lights. Staircase leads off to the first floor. White doors leading off all ground floor rooms.



LOUNGE

4.60m x 3.33m (15'1" x 10'11")

Spacious principal reception room. UPVC double glazed bay window enjoys an outlook to the front elevation. Two top opening lights. Curved single panel radiator below. Corniced ceiling. Two wall lights. Focal point of the room is a tiled fireplace with raised tiled hearth supporting a gas coal effect living flame fire. Television aerial point. Matching wood effect flooring.



SITTING ROOM

4.11m x 3.33m (13'6" x 10'11")

Second large reception room. UPVC double glazed sliding patio doors overlook and give direct access to the rear garden. Double panel radiator. Corniced ceiling with a centre decorative rose. Very useful deep understair store cupboard with shelving and matching wood effect flooring. Serving hatch through to the adjoining Kitchen.



KITCHEN

3.07m x 2.59m (10'1" x 8'6")

Brand new fitted Kitchen. UPVC double glazed window to the side aspect with side opening light. Range of fitted cupboards and drawers. Stainless steel single drainer sink unit with centre mixer tap. Set in laminate wood effect working surfaces with matching splash back. New built in appliances comprise: Neue four ring electric ceramic hob. Illuminated stainless steel extractor canopy above. Neue electric oven and grill below. Integrated fridge/freezer and washing machine, both with matching cupboard fronts. Matching wood effect flooring. Inset ceiling spot lights. Concealed wall mounted Baxi combi gas central heating boiler (installed February 2024). UPVC outer door with an inset obscure double glazed panel leads to the rear garden and side driveway.



BEDROOM THREE

2.92m x 2.57m (9'7" x 8'5")

Ground floor double bedroom which could also be used as a separate reception room if required. UPVC double glazed window to the front elevation and a second double glazed window to the side with a top opening light. Single panel radiator. Matching wood effect flooring. Corniced ceiling with centre decorative rose.



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BATHROOM/WC

2.11m x 1.63m (6'11 x 5'4)

UPVC obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprises: Panelled bath with a centre mixer tap. Folding glazed shower screen and a Mira Play overbath shower. Pedestal wash hand basin with centre mixer tap. Low level WC completes the suite. Ceramic tiled walls and floor. Single panel radiator.



BEDROOM THREE

6.07m x 2.59m (19'11 x 8'6)

(some restricted head height) Superb large third double bedroom. UPVC double glazed windows to the rear and side elevation providing excellent natural light. With side opening lights. Single panel radiator. Access to the roof void.

FIRST FLOOR LANDING

Approached from the previously described staircase with overhead light. White doors lead off.

BEDROOM TWO

4.32m x 2.92m (14'2 x 9'7)

UPVC double glazed window overlooks the front aspect with views down Garden Avenue. Two side opening lights. Single panel radiator. Access to roof void. Built in cupboard with shelving. Door leading to the Dressing Room.



OUTSIDE

To the front of the property is a walled garden laid to lawn with well stocked flower and shrub borders. A driveway provides excellent off road parking and leads down the side of the property to the Garage. Further side shrub borders. Garden tap.

To the immediate rear is a delightful garden enjoying a private aspect with stone flagged patio area and rear lawn, again with well stocked flower and shrub borders. Directly behind the garage is a further stone chipped area providing a useful bin store area. External wall light.



DRESSING ROOM/STUDY

3.33m x 1.60m (10'11 x 5'3)

Very useful Dressing Room which could also be used as a Study. There is also excellent potential to create an En Suite. UPVC double glazed window to the side elevation with top opening light. Single panel radiator. Overhead light. Low level sliding doors to the roof void.

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GARAGE

Brick garage approached through an up and over door. UPVC double glazed window provides some natural light. Further loft space storage area. Note: the electricity is disconnected to the garage but there is potential to re connect a new power supply to the Garage.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler installed February 2024, serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

LOCATION

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

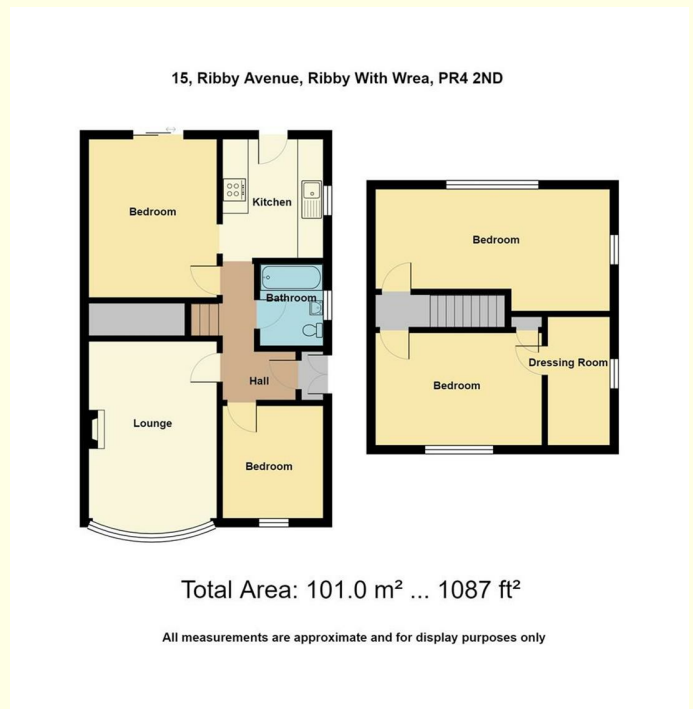
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

PROPERTY MISDESCRIPTION ACT

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared May 2023



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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