



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Greenside, Ribchester, PR3 3ZJ

£499,950

A STUNNING AND SPACIOUS, SEMI-DETACHED PERIOD FAMILY HOME

Nestled in the picturesque and desirable village of Ribchester, this gorgeous period semi-detached home is a true gem waiting to be discovered. The property boasts three reception rooms, four bedrooms, and two bathrooms, making it an ideal space for a growing family.

As you step inside, you'll be greeted by spacious internal rooms flooded with an abundance of natural light, creating a warm and inviting atmosphere. The traditional features throughout the house are beautifully complemented by neutral decor, giving the home a timeless appeal.

This property is perfect for those who appreciate a touch of history, being located close to the historic site of the Roman Baths. Imagine exploring the rich heritage of the area right on your doorstep.

Outside, a charming garden awaits, providing the perfect space for outdoor gatherings and family activities. Whether it's enjoying a morning coffee or hosting a summer barbecue, this garden is sure to be a delightful extension of your living space.

Don't miss out on the opportunity to make this house your home. With its versatile reception rooms and four bedrooms, this property offers the perfect blend of comfort and style for a family looking to create lasting

Greenside, Ribchester, PR3 3ZJ

£499,950



- Charming Semi Detached Period Property
- Contemporary Fitted Kitchen
- Off Road Parking, Garage and Workshop
- EPC Rating D
- Four Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Two Bathrooms
- Original Features
- Council Tax Band G

Ground Floor

Entrance Hall

19'3 x 6'11 (5.87m x 2.11m)

Hardwood front door, central heating radiator, cornice coving, three feature wall lights, encaustic tiled flooring, doors to three reception rooms, utility, kitchen and stairs to first floor.

Reception Room Two

13'2 x 11'3 (4.01m x 3.43m)

UPVC double glazed bay window, central heating radiator, exposed beams, dado rail, open fire with tiled hearth and wooden mantel.

Reception Room One

19'0 x 13'7 (5.79m x 4.14m)

UPVC double glazed window, central heating radiator, coving, electric stove with flag hearth and solid wood flooring.

Reception Room Three

21'1 x 13'3 (6.43m x 4.04m)

Two central heating radiators, coving, electric fire, door to garage and UPVC double glazed French doors and windows to rear.

Garage

24'0 x 17'10 (7.32m x 5.44m)

Two UPVC double glazed windows, door to workshop and remote up and over garage door.

Workshop

9'9 x 9'8 (2.97m x 2.95m)

Flag flooring, door to rear, steps to store and cellar.

Store

10'0 x 7'5 (3.05m x 2.26m)

UPVC double glazed window.

Cellar

12'9 x 8'10 (3.89m x 2.69m)

UPVC double glazed window.

Utility

7'8 x 5'8 (2.34m x 1.73m)

Plumbing for washing machine, tiled effect flooring and door to WC.

WC

7'0 x 6'0 (2.13m x 1.83m)

Two hardwood double glazed frosted windows, central heating radiator, low base WC, vanity top wash basin with traditional taps, wall mounted boiler and tiled effect flooring.

Kitchen

15'11 x 11'1 (4.85m x 3.38m)

Hardwood double glazed window, central heating radiator, range of wall and base units with laminate worktops, Belling range cooker with six ring hob and warmer zone, integrated extractor hood, tiled splashback, double ceramic butler sink with mixer tap, plumbing for washing machine, space for American-style fridge freezer, wood cladding to ceiling, tiled flooring and hardwood double glazed stable door to rear.

First Floor

Landing

Ceiling rose, cornice coving, doors to four bedrooms and family bathroom.

Bedroom One

18'11 x 11'2 (5.77m x 3.40m)

UPVC double glazed window, central heating radiator, loft access, exposed beams, linen closet and door to en suite.

En Suite

10'5 x 6'10 (3.18m x 2.08m)

UPVC double glazed window, central heating radiator, low base WC, pedestal wash basin with traditional taps, panel bath with mixer tap, overhead direct feed shower and rinse head and part tiled elevations.

Bedroom Two

13'3 x 10'9 (4.04m x 3.28m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

12'11 x 10'10 (3.94m x 3.30m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'5 x 9'5 (3.18m x 2.87m)

UPVC double glazed window and central heating radiator.

Bathroom

9'9 x 6'3 (2.97m x 1.91m)

UPVC double glazed window, central heating radiator, low base WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, part tiled elevations and tiled effect flooring.

External

Rear

Laid to lawn garden with patio, bedding areas, greenhouse and apple tree.

Front

Bedding areas, off road parking and access to garage.



Tel: 01200422824

www.keenans-estateagents.co.uk