



63 RIDGE WAY

PENWORTHAM, PRESTON, PR1 9XW

£295,000

FREEHOLD

A great detached family home set in a quiet cul de sac, in the most sought after location of Penwortham. There are three good size bedrooms with an en suite to the master, as well as a bathroom. The property is set back to the front, with driveway parking and side gate to rear garden. The rear garden is spacious, private and sunny with decking and lawn area. There is uPVC double glazing and gas central heating. Close to outstanding schools, local bus routes and main road connections. Viewing is essential to fully appreciate the size, setting, and presentation of this lovely home.

MARIE HOLMES

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63 RIDGE WAY

- Detached Family Home • Sought After Location & Lovely Setting • Great Size Rear Garden, Sunny & Private • Lounge and Dining Room Overlooking Sunny Rear Garden • Three Bedrooms • En Suite to Master Bedroom • Family Bathroom • Viewing Essential • Close To Bus Routes • Easy Main Road Connectivity



Entrance Hall

With door front, tiled flooring, door to lounge, stairs to first floor. Stylish part paneled elevations, feature radiator

Lounge

15'5" x 12'2" (4.70 x 3.71)

With uPVC double glazed bay window to front, ceiling light, radiator and wooden flooring, opening to dining room.

Dining Room

10'7" x 7'7" (3.23 x 2.31)

With uPVC double glazed sliding patio doors to the sunny and private rear garden, radiator and ceiling light, wooden flooring, door to the kitchen.

Kitchen

10'8" x 7'9" (3.25 x 2.36)

With a range of wall, drawer and base units with contrasting working surfaces, sink and drainer unit, built in electric oven, gas hob with extractor over, part tiled elevations, plumbed for washer, space for upright fridge freezer, under stairs storage cupboard, uPVC double glazed window to rear and door to side, wooden flooring.

First Floor Landing

With the stylish continuation of the part paneled elevations, ceiling light, uPVC double glazed window to side, loft access, storage cupboard housing the gas central heating boiler and doors off.

Bedroom One

12'10" x 8'11" (3.91 x 2.72)

The master bedroom is beautifully designed with lovely paneled bedhead wall, ceiling light, radiator and a uPVC double glazed window to the front, radiator, and door to en suite.

En-suite

A tasteful en suite with a three piece suite comprising, wash hand basin, shower enclosure with mains shower and glazed screening and low level W.C. Fully tiled elevations, tiled flooring, radiator and uPVC double glazed window to side, ceiling light and radiator.

Bedroom Two

10'1" x 8'11" (3.07 x 2.72)

Another very generous double bedrooms overlooking the private and sunny rear garden, with uPVC double glazed window to rear, ceiling light and radiator.

Bedroom Three

7'10" x 6'6" (2.39 x 1.98)

Although cleverly utilised as a dressing room bedroom three is a good size and has a uPVC double glazed window to front, ceiling light and radiator.

Bathroom

With a contemporary well designed three piece suite comprising, pedestal wash hand basin,

panelled bath and low level W.C. fully tiled elevations, heated towel rail and opaque uPVC double glazed window to the rear.

Outside

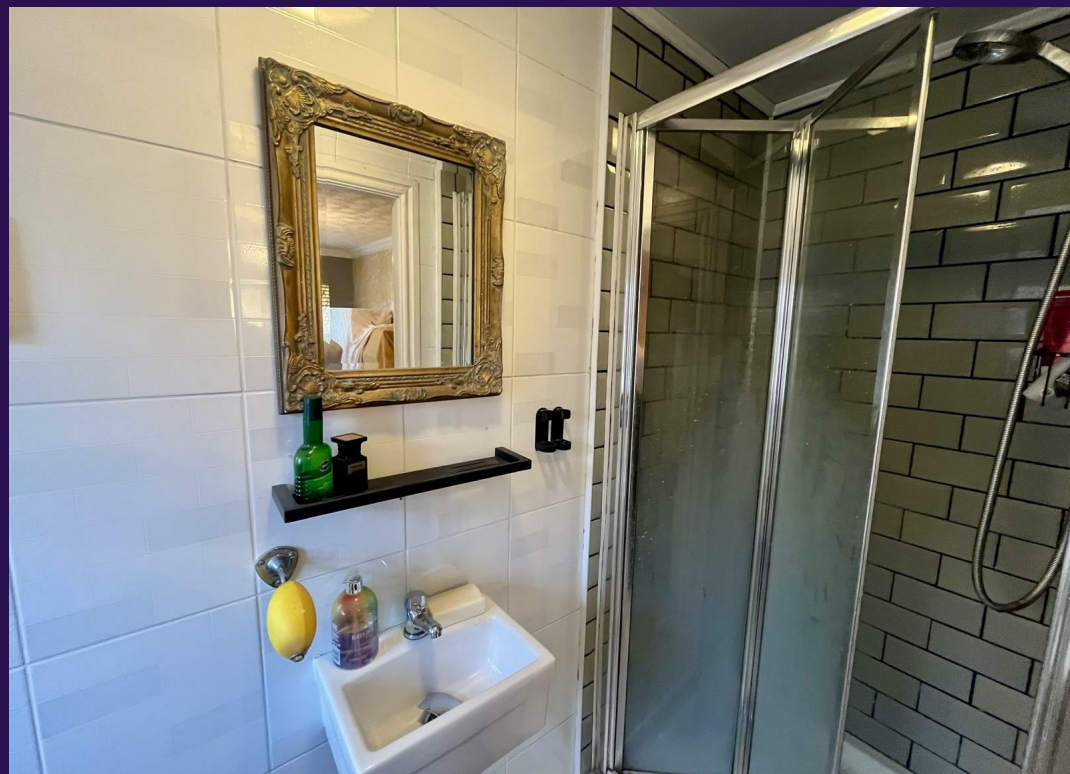
To the front the garden is mainly shingle with driveway parking and gate to rear garden.

Rear Garden

Great size rear garden being of an exceptional sunny and private aspect with dedicated areas to lawn, decking and bedding areas, There is so much further potential to the garden being so generous in size.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

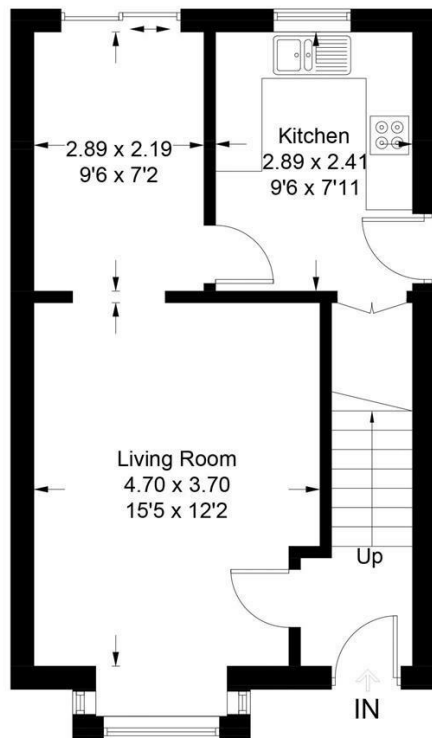
Tenure – Freehold

EPC Rating – C

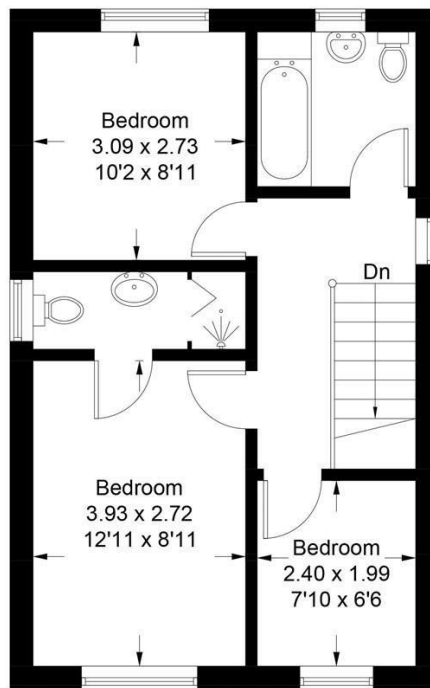


Ridge Way

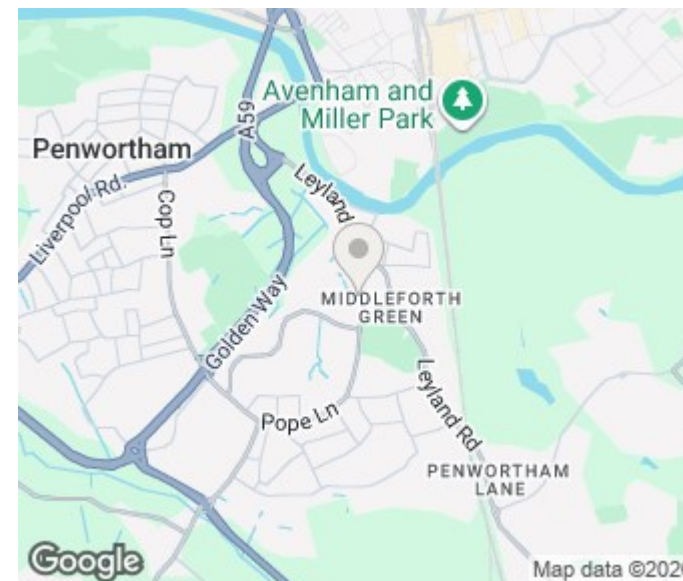
Approximate Gross Internal Area = 82.4 sq m / 887 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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