



Holdens
ESTATE AGENTS

35 Water Street, Ribchester
£224,950

Holdens
ESTATE AGENTS



35 Water Street

Ribchester, Preston

Charming stone cottage in historic Ribchester, living room, dining kitchen, two bedrooms, shower room, and a country garden to rear.

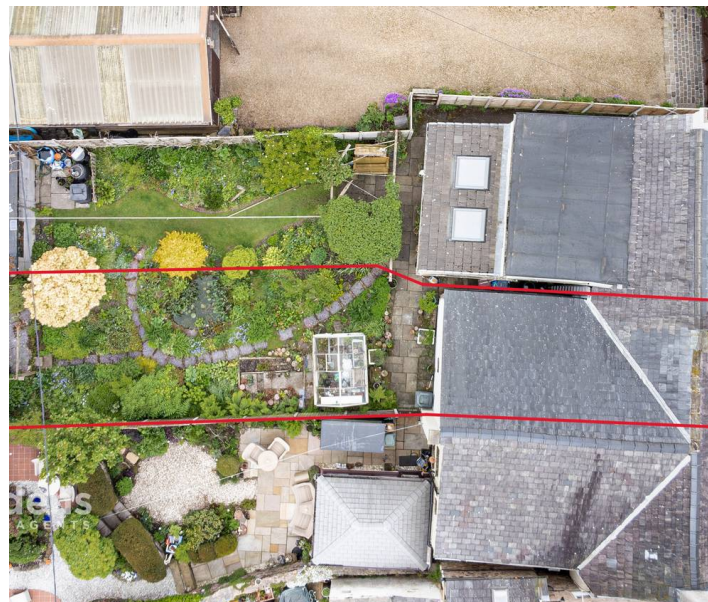
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

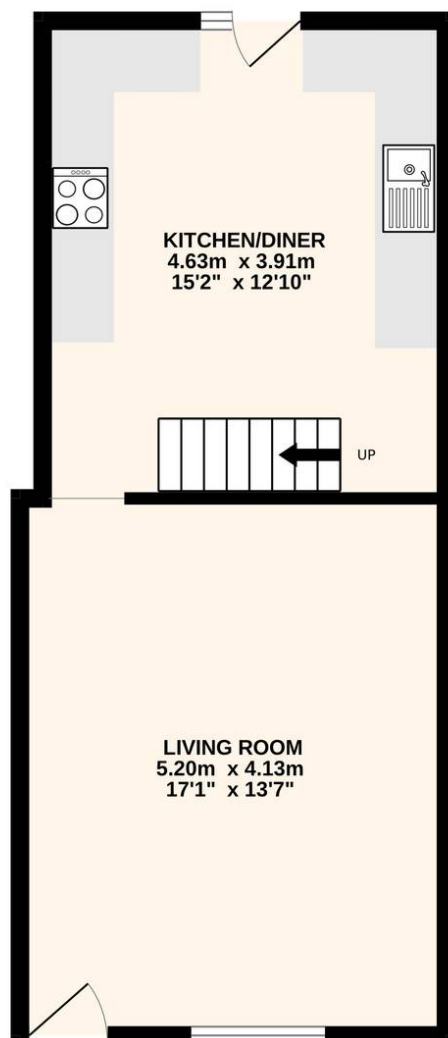
- Stone terraced cottage for sale with NO CHAIN
- Full of character & charm
- Living room with Inglenook fireplace & woodburner
- Dining kitchen
- Two bedrooms & shower room
- Shower room
- Established county cottage garden to rear
- Restored hardwood parquet tiles to the ground floor
- Exposed stripped floorboards to the bedrooms
- Set in the beautiful Roman village of Ribchester



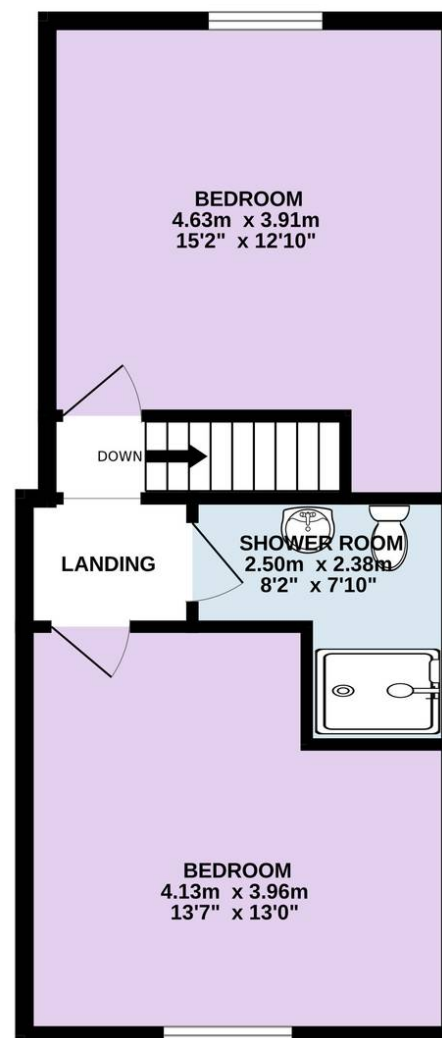




GROUND FLOOR
39.6 sq.m. (426 sq.ft.) approx.



1ST FLOOR
39.6 sq.m. (426 sq.ft.) approx.





Holdens Longridge

66 Derby Road, Longridge – PR3 3FE

01772 233380

longridge@holdens.co.uk

www.holdens.co.uk/

Disclaimer: All information such as plans, dimensions, and details about the property's condition or suitability is provided in good faith and believed to be accurate, but should not be relied upon without independent verification. Buyers or tenants must carry out their own checks. Appliances and systems haven't been tested. It's strongly advised to get professional inspections before making any commitments. No employee or agent of Holdens Estate Agents is authorised to make promises or guarantees about the property. These details are for general guidance only and do not form part of any contract. All discussions with Holdens Estate Agents are subject to contract.