

GUILDHALL

SALES & LETTINGS



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9 Ridgemont

Fulwood, Preston, PR2 3FQ

£350,000



Nestled in a charming area of Preston, this delightful family home offers an ideal blend of comfort and convenience. Perfectly situated close to schools, local amenities, and parks, it is an excellent choice for families seeking a vibrant community.

Upon entering, you will find two inviting reception rooms, one of which seamlessly connects to a well-fitted kitchen, creating a warm and welcoming space for family gatherings and entertaining guests. Additionally, there is a versatile room at the front of the house, perfect for those who work from home or require a quiet study area. The ground floor also features a bedroom that can be transformed into a snug, providing a cosy retreat for relaxation.

As you ascend to the first floor, you will discover three spacious double bedrooms, offering ample space for family members or guests. There is also a fourth single bedroom, which could serve as a children's room or a guest space. The upstairs is completed by a well-appointed three-piece bathroom suite, ensuring convenience for the whole family.



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Ground Floor

Entrance Porch

UPVC double glazed leaded front entrance door, UPVC double glazed leaded windows, laminate flooring, and doors to the entrance hallway and the study room.

Entrance Hallway

Central heating radiator, laminate flooring, staircase to the first floor and doors to the kitchen, ground floor WC and reception room one.

Study Room

UPVC double glazed leaded windows, central heating radiator, vinyl flooring, plumbing for a washing machine and UPVC double glazed frosted side entrance door.

Ground Floor WC

UPVC double glazed leaded window, central heated radiator, low base WC, wall mounted sink with traditional taps and laminate flooring.

Reception Room One

UPVC double glazed leaded windows, central heated radiator and wall mounted fire.

Kitchen Living Area

UPVC double glazed leaded windows, central heating radiator, spotlights to the ceiling, shaker style wall and base units with laminate surfaces and tiled splash backs, four ring gas hob, high rise electric oven, plumbing for a dishwasher, space for a fridge freezer, laminate flooring, UPVC double glazed leaded rear entrance door, open to reception room two and door to bedroom four / snug.

Bedroom Four / Snug

UPVC double glazed leaded windows, central heating radiator and UPVC double glazed leaded French rear entrance doors.

First Floor

Landing

UPVC double glazed leaded window, smoke alarm, loft access and doors to four bedrooms and the family bathroom.

Bedroom One

UPVC double glazed leaded window and central heated radiator.

Bedroom Two

UPVC double glazed window and central heated radiator.

Bedroom Three

UPVC double glazed leaded window and central heated radiator.

Bedroom Four / Five

UPVC double glazed window, central heating radiator and concealed valiant boiler.

Bathroom

UPVC double glazed frosted window, central heated radiator, partially tiled elevations, dual flush WC, pedestal wash basin with waterfall tap, panelled bath with waterfall mixer tap and direct feed over head shower and lino flooring.

External

Rear

Flagged patio seating area with laid to lawn garden, astro turf and mature shrubs.

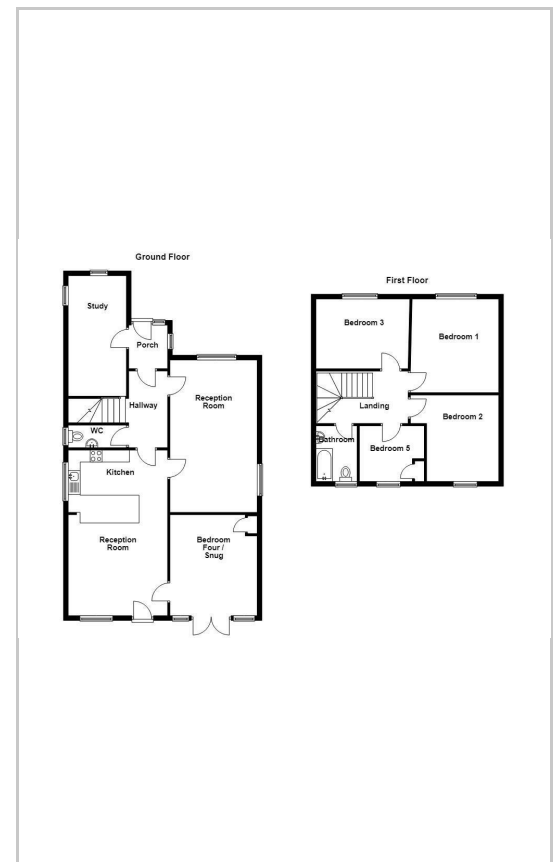
Front

Laid to lawn garden with block paved driveway and mature shrubs.

Area Map



Floor Plans



Energy Efficiency Graph

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	

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441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>