

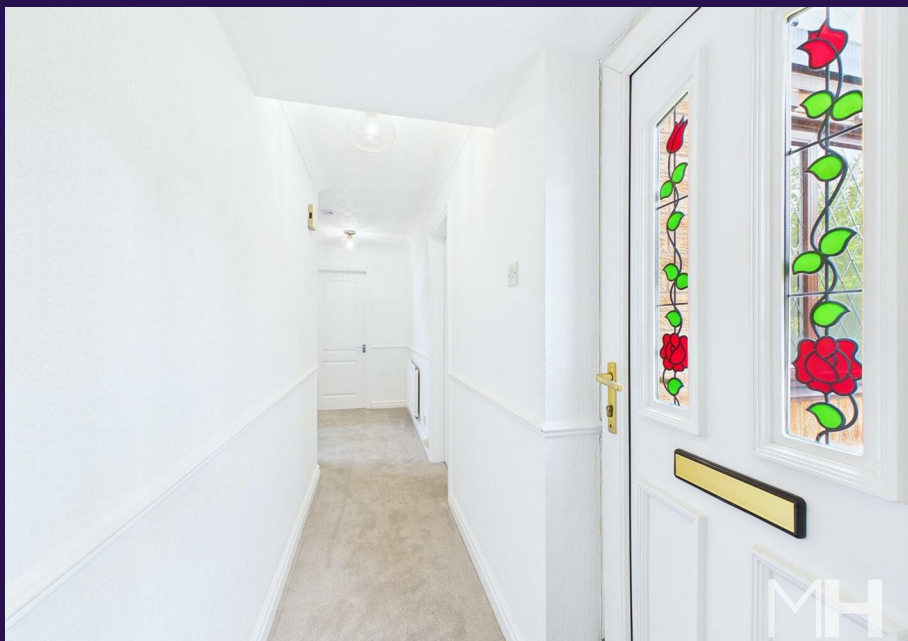


25 RIDGE WAY

PENWORTHAM, PRESTON, PR1 9XW

Offers Over

£299,950



Key Features

- Well Maintained Four Bedroom Detached Family Home
- Ready to Move Into - Offered with No Onward Chain Delay
- Two Reception Rooms
- Large Conservatory
- Modern Fitted Kitchen & Bathrooms
- Four Good Size Bedrooms
- Driveway Parking & Single Garage
- Low Maintenance Front & Rear Gardens
- Ideal for Growing Families
- Early Viewing Comes Highly Recommended

Property Summary

Introducing Ridge Way, a sought-after residential location in the heart of Penwortham, ideally situated within the catchment area for a number of well-regarded schools and offering excellent access to local amenities, transport links, Preston city centre and the motorway network.

The accommodation begins with a welcoming entrance hallway leading to a spacious lounge, dining room, modern fitted kitchen and a convenient downstairs cloakroom/W.C. The bright and airy lounge enjoys a large front-facing window, allowing natural light to flood the room, while the adjoining dining area provides the perfect space for family meals and entertaining. Sliding patio doors open into the conservatory, creating a seamless flow between the living spaces. Overlooking the rear garden, the conservatory offers a peaceful retreat to relax with a morning coffee or enjoy the garden throughout the seasons.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room, together with a modern family bathroom serving the remaining bedrooms.

Outside, the rear garden has been thoughtfully designed to offer the perfect balance of practicality and enjoyment. Mainly laid to lawn, it provides ample space for children to play, while the paved patio creates an ideal spot for al fresco dining, entertaining or simply unwinding after a long day. Easy to maintain yet generous enough for family life, it is a wonderful outdoor space to enjoy.

Offering spacious accommodation, four excellent bedrooms, a quiet and desirable setting, and everything Penwortham has to offer on the doorstep, this is a superb family home that is sure to appeal to a wide range of buyers. Early viewing is highly recommended. Offered with the benefit of no onward chain delay.

Entrance Hallway

3'1" x 17'4" (0.93 x 5.29)

Entrance via a UPVC double glazed door with feature glazed panel. Carpeted spindle balustrade turned staircase leads to all first floor accommodation. Understairs storage cupboard. Two ceiling light fittings. Carpeted. Radiator. Alarm panel. Doors leading off to all ground floor accommodation.

Lounge Diner

10'11" x 21'12" (3.34 x 6.70)

UPVC double glazed window to the front elevation. Features a electric fire set within modern surround with marble effect inset and hearth. TV aerial socket. Two ceiling light fittings. Two radiators. Carpeted. Sliding patio doors leading through to the conservatory.

Conservatory

9'7" x 10'6" (2.92 x 3.19)

UPVC double glazed conservatory with leaded lights and french doors leading out on to the rear garden, set on a base of brick construction. Ceiling light fitting. Radiator. Wood effect laminate flooring. TV aerial socket.

Kitchen

11'10" x 8'9" (3.60 x 2.67)

UPVC double glazed door and window to the rear elevation. Features a range of eye and base level units in a high gloss finish with contrasting work surfaces over. Inset stainless steel sink and drainer unit with mixer tap. Integrated appliances include electric fan assisted oven, four burner gas hob and stainless steel chimney style extractor. Space for tall fridge freezer. Space and plumbed for a washing machine and dishwasher. Part tiled elevations. Breakfast bar. Ceiling spotlight track. Wall mounted combination boiler.

Dowstairs Cloaks W.C

3'1" x 5'5" (0.93 x 1.66)

UPVC double glazed obscured window to the front elevation. Features a two piece suite comprising of a low flush W.C and wall mounted wash hand basin. Tiled splashback. Ceiling light fitting. Radiator.

First Floor Landing

2'11" x 9'4" (0.88 x 2.85)

UPVC double glazed window to the side elevation. Access to loft. Ceiling light fitting. Carpeted. Doors leading off to all first floor accommodation.

Master Bedroom

12'8" x 9'11" (3.86 x 3.03)

UPVC double glazed window to the front elevation. Features range of fitted robe storage with top boxes. Radiator. Carpeted. Ceiling light fitting. Door leading through to:-

Master En-Suite

9'5" x 2'9" (2.88 x 0.85)

UPVC double glazed obscured window to the side elevation. Features a three-piece suite comprising of a low flush WC, pedestal wash hand basin and step in shower cubicle with wall mounted electric shower. Extractor fan. Ceiling light fitting. Part tiled elevations. Vinyl flooring.

Bedroom Two

9'4" x 8'9" (2.84 x 2.67)

UPVC double glazed window to the rear elevation. Radiator. Pendant light fitting. Carpeted. TV aerial socket.

Bedroom Three

10'1" x 8'4" (3.08 x 2.53)

UPVC double glazed window to the front elevation. Radiator. Pendant light fitting. Carpeted.

Bedroom Four

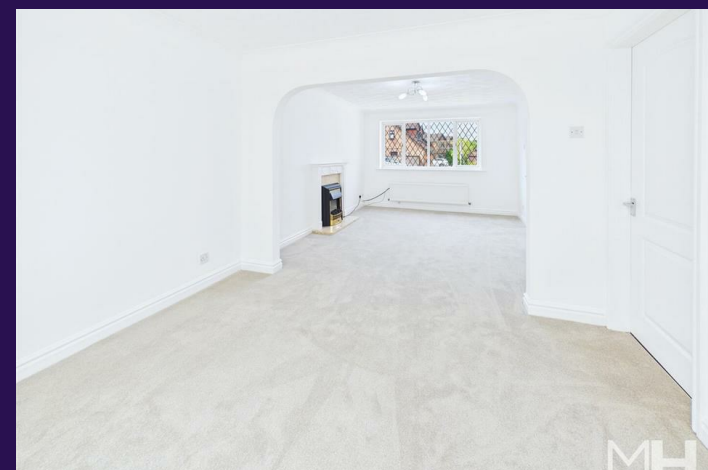
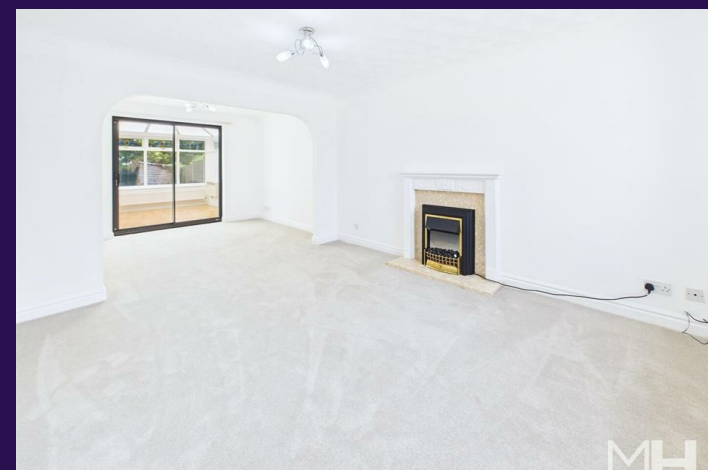
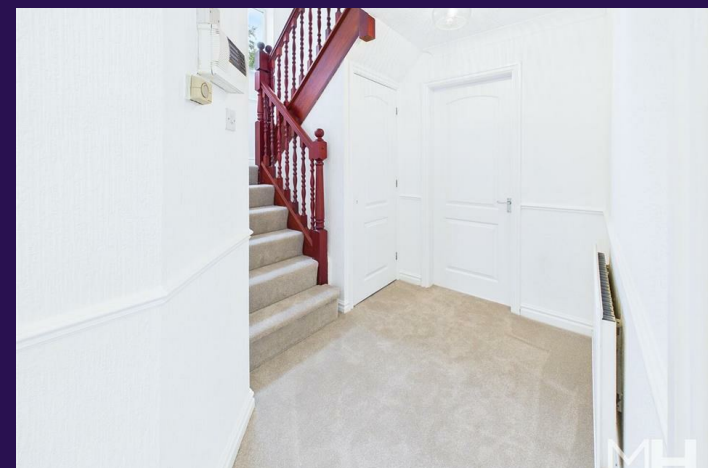
6'11" x 8'12" (2.12 x 2.74)

UPVC double glazed window to the rear elevation. Radiator. Pendant light fitting. Carpeted.

Family Bathroom

6'2" x 5'7" (1.89 x 1.71)

UPVC double glaze obscured window to the rear elevation. Features a modern three-piece suite in white comprising of a low flush WC, pedestal wash hand basin with mixer tap and panel bath with mixer shower over and glazed shower screen. Ceiling extractor.





Shaver socket. Part tiled elevations. Radiator. Vinyl flooring.

Garage

8'3" x 17'3" (2.52 x 5.27)

With up and over style door and UPVC double glazed window to the side elevation. Power and light.

Front External

The front of the property has been designed for ease of maintenance, featuring gravelled beds and attractive planted borders stocked with a variety of mature shrubs, plants and bushes. A paved pathway leads to the entrance, while a tarmac driveway provides off-road parking for two vehicles and leads to the garage.

Rear External

The rear garden is fully enclosed by perimeter fencing, providing a private outdoor space that is mainly laid to lawn with well-stocked planted borders. A paved patio offers the perfect setting for outdoor dining and entertaining. Gated side access completes this attractive and practical garden.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







Additional Information

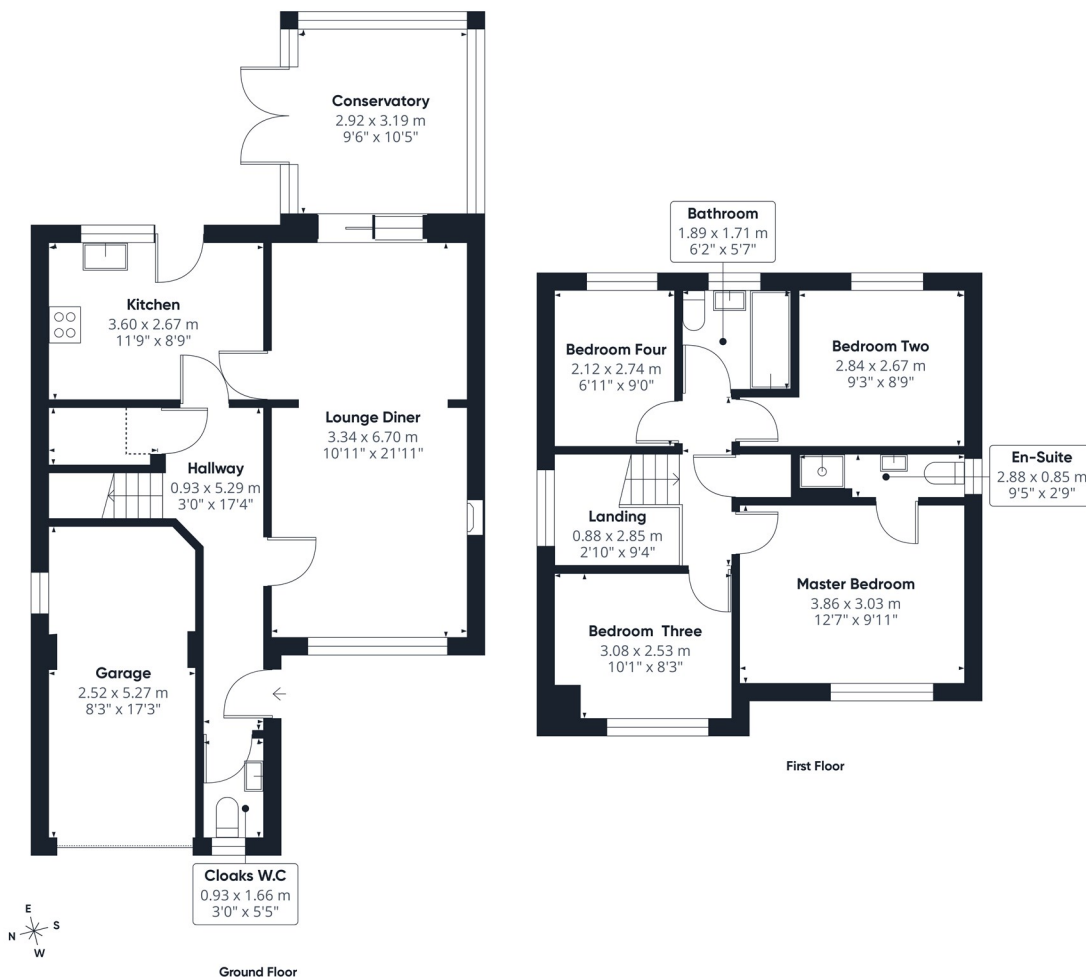
Local Authority – South Ribble Council

Council Tax – Band E

Viewings – By Appointment Only

Tenure – Freehold





Approximate total area^m
108.5 m²
1166 ft²

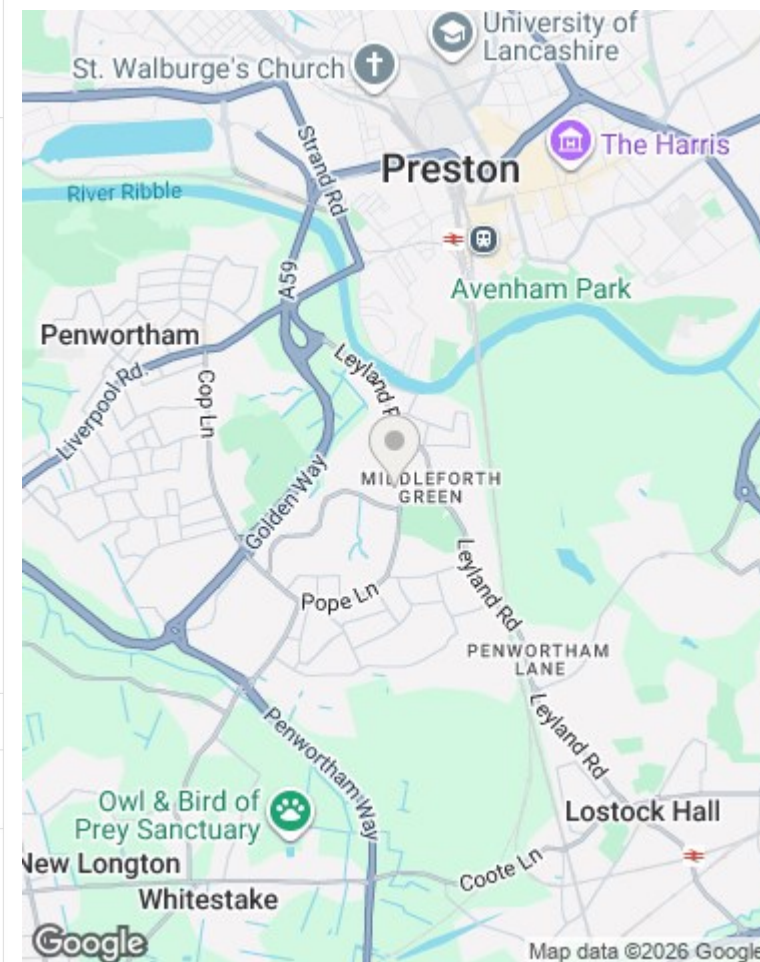
Reduced headroom
1.3 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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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