

## Property Particulars

### Garsdale Road, Ribbleton.



- Mid Terraced House
- Private Front & Rear Gardens
- Well Fitted Kitchen
- Gas Central Heating
- Popular Location
- Spacious & Bright Lounge
- Useful & Generous Size Utility Room
- uPVC Double Glazed

### Offers Over £120,000

An immaculately presented terraced home in the popular location of Ribbleton. with two double bedrooms, a bright and spacious lounge. well fitted kitchen and a useful utility room.

There is a three piece bathroom suite, gas central heating and uPVC double glazing. Set within a private front garden with an enclosed rear garden, a real sun trap! There is on street parking and close proximity to local services, amenities, schools, bus routes and great motorway connectivity. Viewing is essential to full appreciate the size setting and stylish presentation of this lovely home.

### **Entrance Hallway -**

With a uPVC double glazed door to the front, picture window, ceiling light, stairs to first floor and doors off.

### **Lounge - 15' 9" x 10' 2" (4.8m x 3.1m)**

With laminate flooring, gas fire and mantel surround, lots of natural light with uPVC double glazed windows to the front and rear elevations, radiator and two ceiling lights.



### **Kitchen - 12' 6" x 7' 7" (3.8m x 2.3m)**

With a range of wall, drawer and base units with contrasting working surfaces, one and a half porcelain sink unit with drainer, electric cooker point, plumbed for washer, ceiling light, radiator, laminate flooring, under stairs storage, uPVC double glazed window to the rear and uPVC double glazed door accessing the rear.



### **Utility room - 8' 2" x 6' 3" (2.5m x 1.9m)**

A great space with a separate uPVC double glazed door to the front, power, light and radiator, lots of space for white goods.

### **First Floor Landing -**

With uPVC double glazed window to the rear, ceiling light and doors off.

### **Bedroom One - 15' 9" x 10' 2" (4.8m x 3.1m)**

A great size with uPVC double glazed windows to front and rear elevations, ceiling light and fitted cupboard.





### Bedroom Two - 12' 6" x 9' 10" (3.8m x 3.0m)

With two uPVC double glazed windows to the front, radiator, ceiling light and fitted wardrobe.



### Family Bathroom -

With a three piece suite comprising low suite W.C. wash hand basin and panelled bath with electric shower over, opaque uPVC double glazed window to the rear.



### Outside -

The front garden is well secluded by mature privet hedges.

### Rear Garden -

A real suntrap with a decked patio and a selection of mature plants and shrubs.



**Disclaimer** – The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing** – Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property** – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

### Opening Hours

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**