

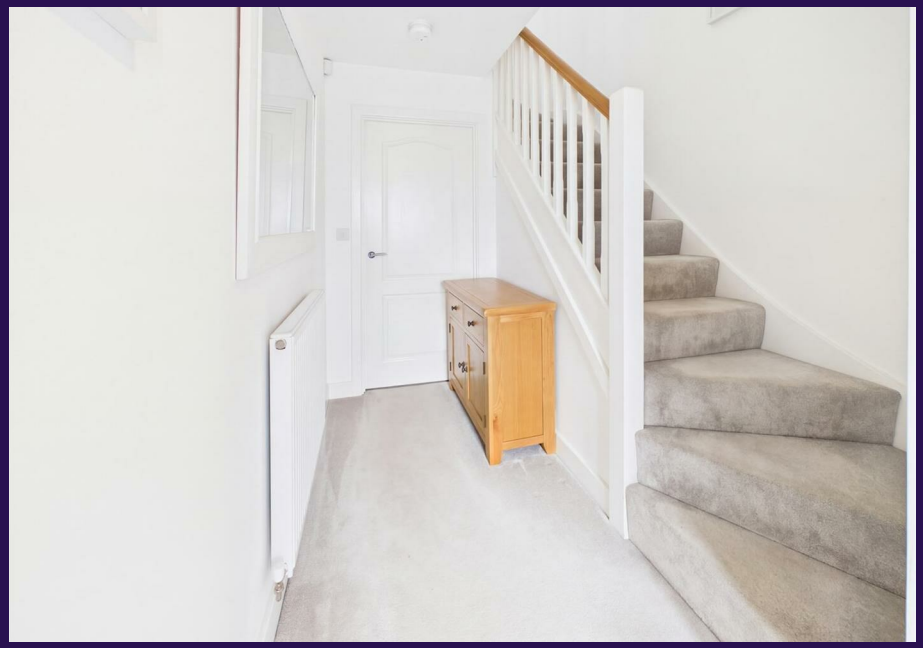
44 RIBBLESWOOD CHASE

COTTAM, PRESTON, PR4 0FN

£279,950

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Superb Three Bedroom Detached Family Home
- Conveniently Located In The Popular Residential Area of Cottam
- Generous Sized Kitchen Dining Area Leading On To Rear Garden
- Spacious Living Room
- Principal Bedroom With Contemporary En-Suite
- Built-In Wardrobes to Principal and Second Bedroom
- Modern Family Bathroom
- Ample Storage Cupboard Space
- Driveway Providing Off-Road Parking
- Early Viewing Comes Highly Recommended

Property Summary

Situated within the popular residential area of Cottam, Preston in a quiet cul-de-sac location, this beautifully presented three-bedroom detached home offers spacious, well-planned accommodation ideally suited to modern family life. Finished in a contemporary style throughout, the property enjoys a convenient position within easy reach of local shops, supermarkets, schools, parks and leisure facilities, while Preston city centre is only a short drive away. Excellent transport connections are also readily accessible, including regular bus services, Preston railway station and the M55 and M6 motorway networks.

Upon entering, a welcoming hallway provides access to the ground-floor accommodation. To the front is a generously sized lounge, creating a comfortable and inviting space in which to relax. At the rear, the impressive kitchen and dining area provides a superb social hub for the home, with ample room for a family dining table and a layout perfectly suited to everyday living and entertaining. A convenient ground-floor WC completes this level.

The first floor provides three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes together with its own en-suite shower room, while the second double bedroom also incorporates useful built-in wardrobe storage. Bedroom three is a versatile space that could equally serve as a child’s bedroom, nursery or dedicated home office. A stylish three-piece family bathroom and additional storage cupboards complete the first-floor accommodation.

Outside, a private driveway provides off-road parking for two vehicles, accompanied by a neatly maintained front lawn and paved pathway leading to the entrance. To the rear is an enclosed garden offering an appealing combination of lawn and paved areas, providing plenty of space for outdoor seating, dining and entertaining. A useful storage shed and fenced boundaries complete this practical and private outdoor space.

Viewing comes highly recommended to appreciate.

Entrance Hallway

13'6" x 3'9" (4.12m x 1.14m)
Entrance via a modern composite front door with feature obscured glazed panels. Carpeted. Pendant light fitting. Radiator. Doors leading off to all ground floor accommodation. Carpeted turned staircase leads to all first floor accommodation.

Living Room

15'9" x 9'7" (4.79m x 2.92m)
UPVC double glazed window to front elevation. Pendant light fitting. Radiator. Carpeted. TV aerial socket.

Dining Kitchen

11'4" x 17'1" (3.46m x 5.20m)
UPVC double glazed window to rear elevation. UPVC double glazed French doors to rear garden. UPVC double glazed obscured glass door to side elevation. Features a range of modern eye and base level units in a high gloss finish with contrasting complimentary wood effect work surfaces and upstands over with feature under cabinet lighting. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated NEFF oven, four ring gas hob with modern stainless steel chimney style extractor over and modern stainless steel splashback. Integrated 60/40 fridge/freezer. Space/plumbing for washing machine. LVT flooring and carpeted. Inset spotlights to ceiling and pendant light fitting. Radiator. Built-in under stairs storage cupboard.

Downstairs Cloaks W.C

5'9" x 2'11" (1.75m x 0.90m)
UPVC double glazed obscured glass window to front elevation. Features a modern two piece suite in white comprising of a low flush W.C and wash hand basin with mixer tap and tiled splashback. Ceiling light fitting. LVT flooring. Radiator.

First Floor Landing

10'6" x 2'8" (3.19m x 0.82m)
Ceiling light fitting. Carpeted. Built in storage cupboard. Doors leading off to all first floor accommodation.

Master Bedroom

10'6" x 9'7" (3.19m x 2.93m)
UPVC double glazed window to front elevation. Features fitted robe storage with sliding mirrored doors. Carpeted. Pendant light fitting.

En-Suite

6'2" x 6'9" (1.88m x 2.07m)
UPVC double glazed obscured glass window to side elevation. Features a contemporary three-piece suite in white, comprising a low-level flush W.C, pedestal wash hand basin with mixer tap and walk-in shower enclosure fitted with a thermostatically controlled mixer shower and handheld shower attachment. Further features include fully tiled elevations, tiled flooring, inset spotlights to ceiling, a chrome heated towel radiator, and a wall-mounted vanity cabinet.

Bedroom Two

12'8" x 9'11" (3.85m x 3.01m)
UPVC double glazed window to rear elevation. Features fitted robe storage with sliding mirrored doors. Radiator. Carpeted. Pendant light fitting.

Bedroom Three

9'6" x 6'12" (2.89m x 2.13m)
UPVC double glazed window to the rear elevation. Pendant light fitting. Direct access to the loft which is partially boarded. Radiator. Carpeted.

Family Bathroom

7'3" x 5'7" (2.20m x 1.70m)
UPVC double glazed obscured window to front elevation. Features a modern three piece suite in white comprising of a low flush W.C, pedestal wash hand basin with mixer tap and panelled bath with













electric shower over, handheld fitment and glazed shower screen. Fully tiled elevations. Inset spotlights to ceiling. Chrome towel ladder radiator. Tiled flooring. Extractor fan.

Front External

To the front the property boasts a low maintenance garden area, predominantly laid to lawn, with a paved pathway leading to the entrance, complemented by gravelled borders, mature shrubs and established planting. A tarmac driveway provides convenient off-road parking for two vehicles.

Rear Garden

A generous and well-maintained enclosed rear garden, offering an excellent space for outdoor entertaining and family enjoyment. Predominantly laid to lawn with a paved patio area adjoining the property provides ample space for alfresco dining, a garden shed for storage and timber fencing to the boundaries.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

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.

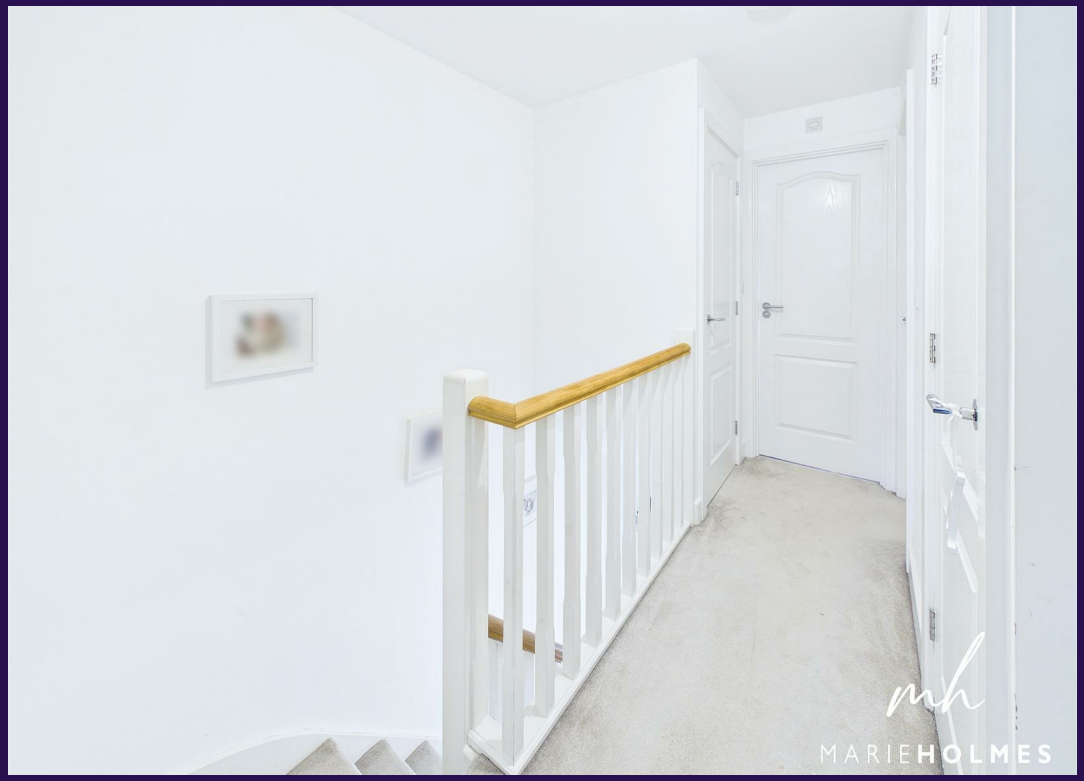
WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

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

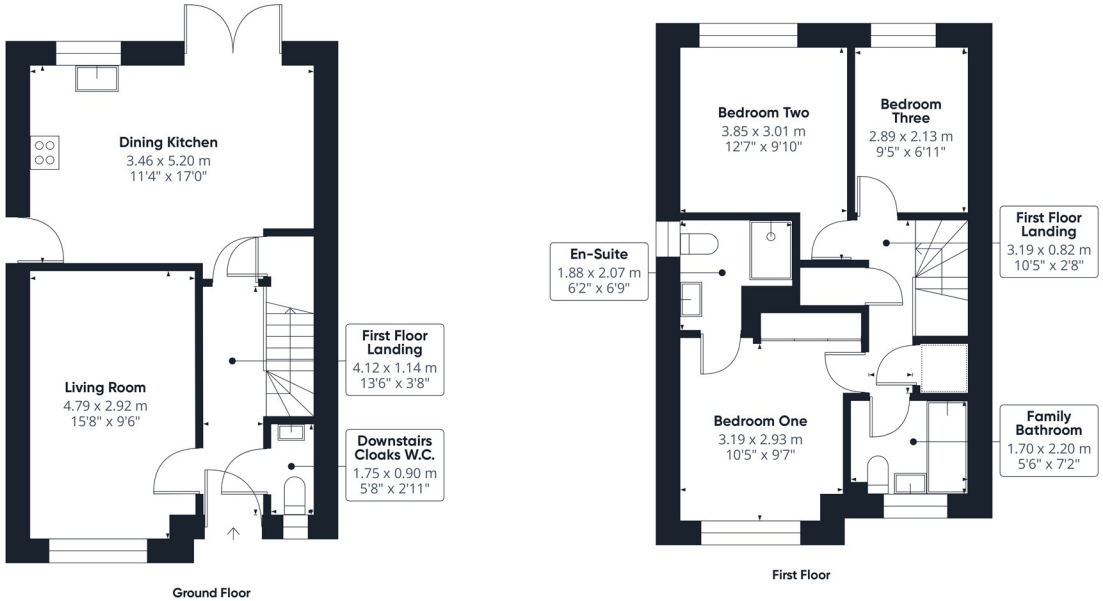
Local Authority – Preston City Council

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold

MARIE HOLMES



Approximate total area(1)

80.2 m²

864 ft²

(1) Excluding balconies and terraces

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.

Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 0DQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

