



38 WYRESDALE CRESCENT

RIBBLETON, PRESTON, PR2 6UN

£179,950
FREEHOLD

A beautifully presented semi detached house set in a popular community with local schools and services, great main road and motorway connectivity. The property has three generous bedrooms, a lovely bright front lounge and a dining room, being adjacent to a spacious conservatory and doorway to the kitchen. There is the added benefit of there being a downstairs cloaks WC. The property is beautifully decorated throughout, and has a stylish three piece bathroom suite. There is gas central heating serviced by a newly fitted combi-boiler (2024) and uPVC double glazing. There are gardens to the front and rear and a wonderful 'spring' outlook provided by an array of Cherry Blossom trees, purely seasonal of course! Viewing is essential to full appreciate the size, setting and quality of this amazing home. Offered with No Chain Delay

MARIE HOLMES

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- Semi Detached Family Home • Three Good Size Bedrooms • Great Local Community • Two Reception Rooms • Conservatory • Gas Central Heating Via Newly Fitted Combi Boiler (2024) • Stylish Three Piece Bathroom • Gardens Front & Rear • Easy Main Road & Motorway Connectivity • Beautifully Presented



Entrance Hall

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

Lounge

A lovely room with uPVC double glazed window to the front, electric fire with mantel surround, laminate flooring, radiator and ceiling light

Dining Room

A great space adjoining the conservatory and door to kitchen, laminate flooring, ceiling light and radiator, really useful built-in cupboard.

Conservatory

Being uPVC double glazed and brick built constructed, radiator and door to rear garden.

Kitchen

A spacious fitted kitchen with a range of wall, drawer and base units with contrasting working surfaces, plumbed for washer, electric hob, electric oven and a microwave shelf, part tiled elevations, laminate flooring, space for upright fridge freezer, uPVC double glazed window to rear, under stairs pantry, composite door accessing a useful store room.

Store Room

With uPVC double glazed door to front – additional door accessing the rear, great utility and storage space.

Staircase

With staircase to first floor and at half landing cloaks W.C.

Cloaks W.C.

Stylishly presented cloaks W.C. with high suite W.C. and part tiled.

First Floor Landing

With uPVC double glazed window to side elevation, ceiling light and retracting ladder accessing the loft, doors off.

Bedroom One

A lovely bright room with uPVC double glazed window to the front, laminate flooring, radiator and ceiling light.

Bedroom Two

Another double with uPVC double glazed window to the rear, laminate flooring, radiator and ceiling light.

Bedroom Three

A generous third bedroom with uPVC double glazed windows to the side and front, fitted bulk head cupboard housing the central heating boiler, great for linen store and laminate flooring

Bathroom

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

Outside

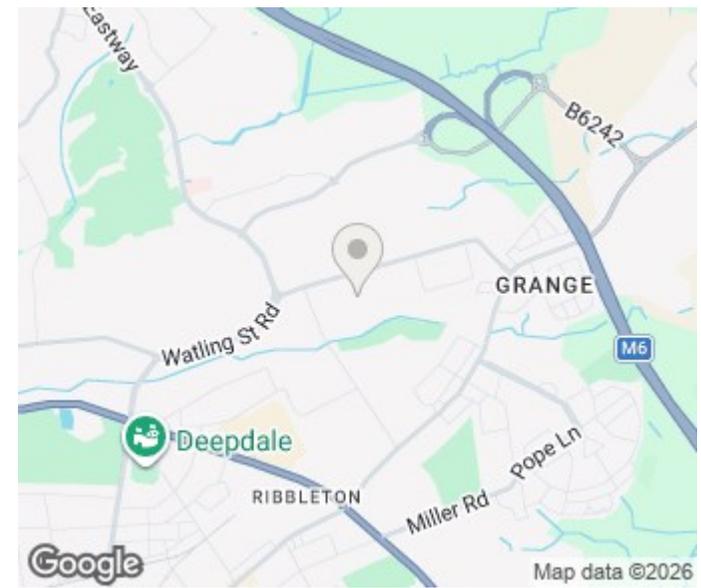
To the front of the property there is a well established garden with a great selection of mature plants, shrubs and cherry blossom tree.

Rear Garden

An enclosed rear garden with paved area and lawn garden.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: A

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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