

## 3 RIDGEMONT

FULWOOD, PRESTON, PR2 3FQ

Offers Over **£350,000**  
FREEHOLD

- Detached property in a quiet, established residential area
- Four well-proportioned bedrooms— three of which are doubles
- Spacious and light-filled main lounge with large windows
- Separate dining room— perfect for entertaining or family meals
- Converted garage— ideal as a home office, playroom, snug, or potential fifth bedroom
- – Conservatory overlooking the garden – a relaxing year-round retreat
- Ground floor WC for added convenience
- UPVC Double Glazing Throughout & Gas Central Heating
- South Facing Rear Garden & Driveway Parking
- Viewing Comes Highly Recommended

**MARIE HOLMES**

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## Introducing 3 Ridgemont...

Offered to the market for the first time in over 30 years, this beautifully maintained and substantially extended four-bedroom detached residence presents a rare opportunity to acquire a superb family home in a highly desirable and well-established residential location.

Occupying a generous plot, the property offers spacious and versatile accommodation throughout, perfectly suited to modern family living. The bright and welcoming main lounge is flooded with natural light, while a separate dining room provides an ideal setting for family meals and entertaining. A delightful conservatory overlooks the rear garden, creating a peaceful space to relax and enjoy the changing seasons. One of the home's standout features is the converted garage, offering exceptional flexibility as a home office, playroom, snug, hobby room, or even a potential fifth bedroom. Additional practicality is provided by a convenient ground-floor WC, together with UPVC double glazing and gas central heating throughout.

Upstairs, there are four well-proportioned bedrooms, including three generous double bedrooms, offering ample space for growing families.

Externally, the property continues to impress with a beautifully maintained south-facing rear garden, enjoying a high degree of privacy and sunshine throughout the day. Predominantly laid to lawn with mature planting, it provides the perfect environment for outdoor entertaining, children's play, or keen gardeners. To the front, a garden and driveway provide off-road parking for multiple vehicles.

Ideally positioned close to highly regarded schools, local shops and everyday amenities, the property also benefits from excellent transport links and convenient motorway access for commuters. Royal Preston Hospital is within easy reach, while nearby parks and attractive woodland walks provide fantastic opportunities for recreation and outdoor enjoyment.

Early viewing is highly recommended to avoid disappointment.



### Entrance Porch

4'5" x 7'8" (1.34 x 2.33)

Entrance via UPVC double glazed front door with glazed side panel and window to the side elevation. Oak wood flooring. Ceiling light fitting, Oak glazed door leading through to:-

### Hallway

4'6" x 12'10" (1.37 x 3.92)

Carpeted turned staircase leads to all first floor accommodation. Oak wood flooring. Pendant light fitting. Double panel radiator. Oak doors leading off to all ground floor accommodation.

### Second Reception/Bedroom Five

8' x 16'2" (2.44 x 4.93)

UPVC double glazed window to the front elevation. Oak

wood flooring. Two pendant light fittings. Double panel radiator.

### Lounge

11'5" x 14'5" (3.49 x 4.40)

UPVC double glazed window to the front elevation. Double Oak glazed doors leading through to the dining room. Feature inset living flame gas fire with brick surround and hearth with Oak mantle. Carpeted. Ceiling light fitting.

### Kitchen

18'2" x 8'3" (5.53 x 2.52)

UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading out on to the rear garden. Vaulted ceiling with two Velux roof lights. Features a range of eye and base level units in a high gloss finish with Oak effect contrasting work surfaces over. Inset one

and a half bowl stainless steel sink and drainer unit with mixer tap. Part tiled elevations. Space for freestanding cooker and Stainless steel extractor hood over. Space and plumbed for a dishwasher. Space for tall fridge freezer. Herringbone Oak effect vinyl flooring. Inset halogen spotlights to ceiling and

#### **Utility Room**

4'7" x 6'2" (1.40 x 1.89)

Space and plumbed for a washing machine and tumble dryer.

#### **Dining Room**

11'7" x 8'11" (3.52 x 2.72)

UPVC double glazed sliding patio doors leading through to the conservatory. Double panel radiator. Carpeted. Ceiling light fitting.

#### **Conservatory**

12'8" x 8'8" (3.86 x 2.63)

UPVC double glazed conservatory with door to the side elevation leading out on to the rear garden. Wood effect flooring. Wall lights.

#### **First First**

#### **Landing**

9'10" x 3'5" (2.99 x 1.07)

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

#### **Bedroom One**

11'5" x 12'3" (3.49 x 3.73)

UPVC double glazed window to the front elevation. Carpeted. Pendant light fitting. Double panel radiator.

#### **Bedroom Two**

12'8" x 9'3" (3.86 x 2.81)

UPVC double glazed window to the front elevation. Carpeted. Pendant light fitting. Double panel radiator.

#### **Bedroom Three**

9'7" x 11'6" (2.93 x 3.50)

UPVC double glazed window to the rear elevation. Carpeted. Pendant light fitting. Double panel radiator.

#### **Bedroom Four**

6'11" x 8'5" (2.11 x 2.56)

UPVC double glazed window to the rear elevation. Features fitted robe storage with sliding doors. Carpeted. Pendant light fitting. Double panel radiator.

#### **Family Bathroom**

5'7" x 8'4" (1.69 x 2.53)

UPVC double glazed obscured window to the rear elevation. Features a three piece suite in White comprising of a low flush W.C, wash hand basin set within a modern vanity unit and panelled bath with electric shower over and glazed shower screen. Fully tiled elevations. Wall mounted vanity unit. Towel radiator. Vinyl flooring. Ceiling light fitting.

#### **Exterior**

The front garden is mainly laid to lawn with beds containing mature plants, shrubs and bushes. The property benefits from driveway parking to the front. The rear garden is fully enclosed with a paved patio area and is mainly laid to lawn with perimeter beds containing mature plants, shrubs and bushes. Garden shed for storage.

#### **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.

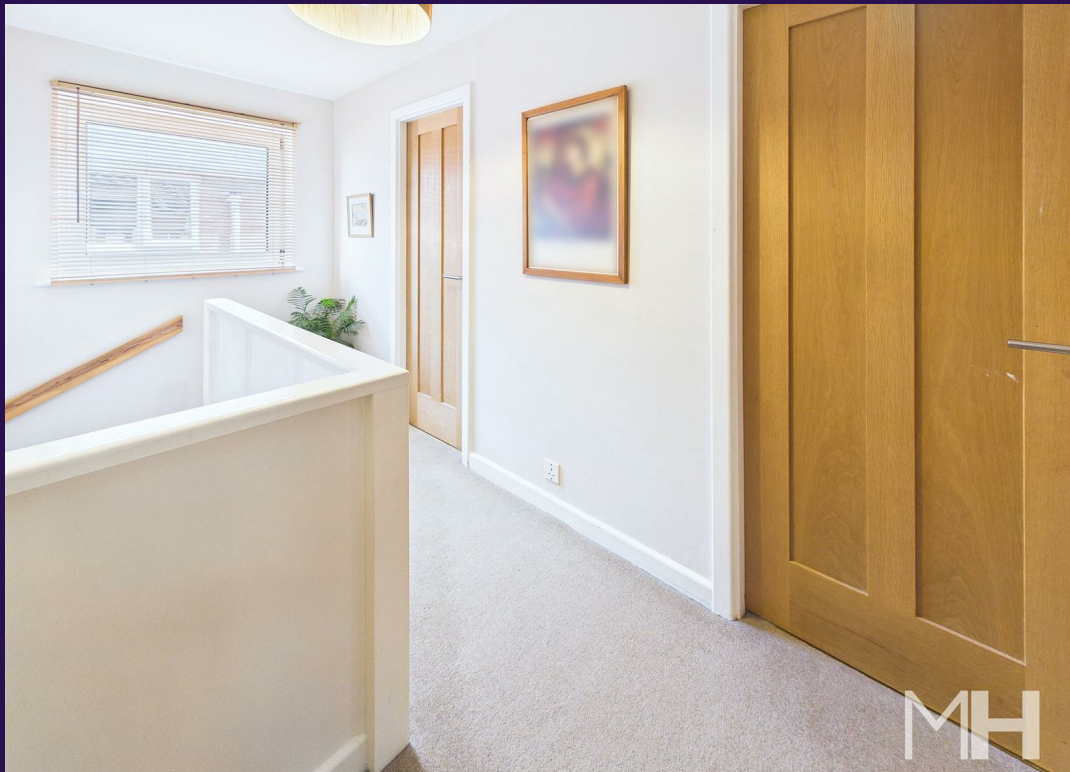
#### NOTICE:

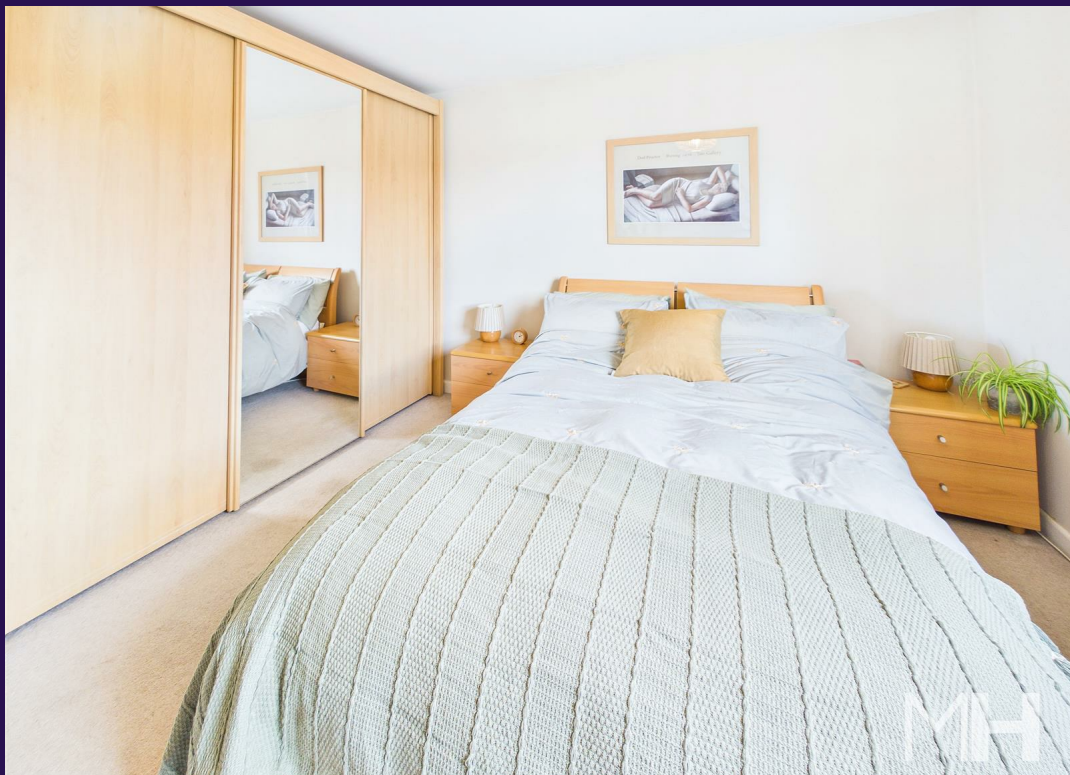
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

#### THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.







## 3 RIDGEMONT

### ADDITIONAL INFORMATION

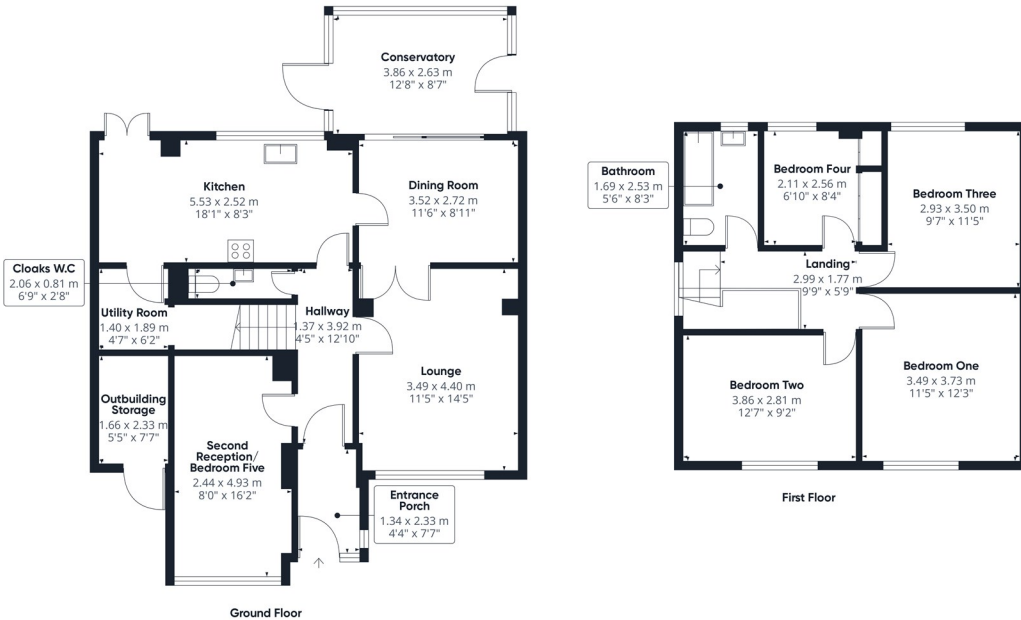
**Local Authority** – Preston City Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Tenure** – Freehold



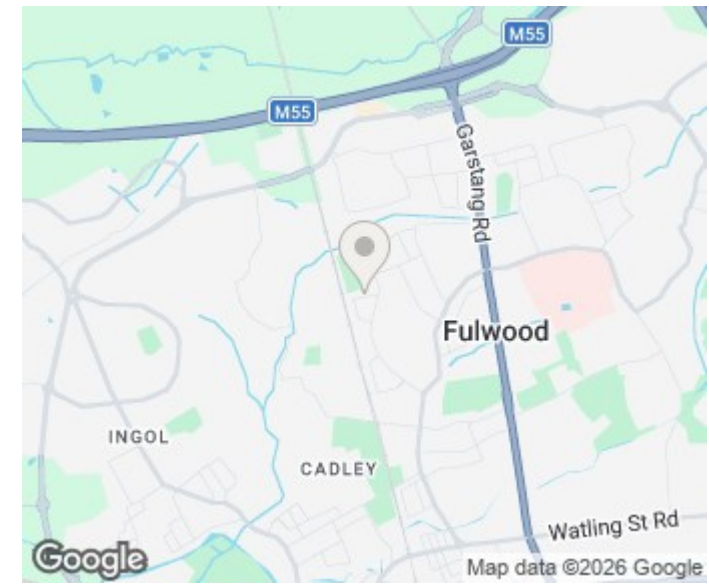


Approximate total area<sup>1)</sup>  
129.3 m<sup>2</sup>  
1390 ft<sup>2</sup>

(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.

GIRAFFE360



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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