

Property Particulars

Harling Road, Ribbleton.



- **Semi Detached House**
- **Very Well Maintained**
- **Two Reception Rooms**
- **Contemporary Shower Room**
- **Set In Quiet Cul De Sac**
- **Two Double Bedrooms**
- **Well Fitted Kitchen**
- **Great Size Corner Garden Plot**

Offers Over **£150,000**

A great opportunity to purchase a much loved and extremely well maintained home. Set in a quiet cul de sac and offers, two double bedrooms, spacious lounge room, dining room and modern well equipped kitchen. There is a contemporary shower room, newly replaced combination boiler, still under warranty, a fabulous rear garden being sunny, private and enclosed. To the front and side there is a generous corner plot which offers a front open plan lawn, driveway parking and lawn side area, providing great future potential to extend, subject to relevant planning permission. The property has just had newly replaced soffits and fascias and there is modern uPVC double glazing throughout. A perfect home for anyone just to move in to and doesn't require any work. Close to great local amenities, services, schools and a great local community, as well as excellent motorway connectivity. Viewing is essential and we are offering this lovely home with No Chain Delay.

Entrance Porch -

With uPVC double glazed door to front, ceiling light, tiled flooring, stairs to first floor, door to lounge.

Lounge - 14' 0" x 12' 7" (4.26m x 3.83m)

A bright lounge with a uPVC double glazed oriel window to the front, gas fire with marble effect inset and hearth and wooden mantel surround, ceiling lights, radiator, under stairs storage and glazed double doors to dining room.



Dining Room - 9' 4" x 8' 0" (2.84m x 2.44m)

With uPVC double glazed French doors overlooking and accessing the sunny rear garden, ceiling lights, radiator and open to kitchen.



Kitchen - 9' 4" x 7' 5" (2.84m x 2.26m)

With a range of wall, drawer and base units with contrasting working surfaces, part tiled elevations, gas hob and electric oven with extractor hood above, plumbing for washer, space for surface height fridge and freezer, sink unit and drainer, uPVC double glazed window to the rear.

First Floor Landing -

With uPVC double glazed window to the side of the turning back staircase at landing, ceiling light, loft access and doors off.

Bedroom One - 12' 7" plus recess x 11' 2" (3.83m x 3.40m)

With a uPVC double glazed window to the front, built in double wardrobes, radiator and ceiling light.



Bedroom Two - 10' 1" x 9' 1" (3.07m x 2.77m)

With a uPVC double glazed window to the rear, ceiling light, radiator and built in double wardrobes.



Shower Room -

With a three piece suite comprising double size shower with glazed screening, low suite W.C. and pedestal wash hand basin, fully tiled elevations, opaque uPVC double glazed window to the rear, heated towel rail and ceiling light.



Outside -

Being very well set within a spacious corner plot garden, providing sizeable outdoor areas to the front, side and rear.

Front & Side -

A great size corner plot with open plan lawn garden to the front, driveway parking and a generous lawn side garden extending around to the rear.

Rear Garden -

With artificial step-out lawn section which then leads the central lawn garden with flower bed borders, paved pathway, natural wild flower garden and a timber shed. The rear is fully enclosed by wooden fencing and can, if required, accommodation vehicular access.



Disclaimer –

The information displayed about this property within these particular 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