

Property Particulars

Ribbleton Avenue, Ribbleton.



- **Large Extended Semi Detached House**
- **Three Reception Rooms**
- **Lots Of Driveway Parking**
- **Gas Central Heating**
- **Four Good Bedrooms**
- **Well Fitted Kitchen**
- **Enclosed Rear Courtyard**
- **uPVC Double Glazing**

£225,000

A fabulous extended semi detached size family home in the popular local community of Ribbleton. This amazing property is arranged over two floors and offer, four bedrooms, three reception rooms, and a well fitted kitchen with a gas hob. There is a first floor bathroom, gas central heating and uPVC double glazing. There is a hard landscaped enclosed rear courtyard and lots of driveway parking. Close to local schools, amenities, services and excellent motorway connectivity. Viewing is essential and strictly by appointment with Marie Holmes Estates.

Entrance Hallway -

With door access from the front elevation, tiled flooring, stairs to first floor. ceiling light, radiator and doors off.

Family Lounge - 23' 4" x 11' 10" (7.11m x 3.60m)

With uPVC double glazed windows and patio doors to the rear, tiled flooring, ceiling light and radiator.



Front Lounge - 12' 2" x 10' 10" (3.71m x 3.30m)

With a uPVC double glazed bay to the front, laminate flooring, Adam style surround, ceiling lights and wall lights, radiator.

Dining Area - 11' 5" x 7' 2" (3.48m x 2.18m)

With tiled flooring, ceiling light and radiator, open to kitchen.



Kitchen - 17' 0" x 6' 3" (5.18m x 1.90m)

With a range of wall drawer and base units with contrasting working surfaces and mosaic effect splash back areas, gas hob with extractor above, electric oven, sink and drainer, uPVC double glazed window and door to side.

First Floor Landing -

With ceiling light and doors off.

Bedroom One - 12' 4" x 11' 6" (3.76m x 3.50m)

With a uPVC double glazed window to the front, ceiling light, fitted wardrobes and top boxes, central bed head area, ceiling light and radiator.



Bedroom Two - 11' 8" x 10' 2" (3.55m x 3.10m)

A great size double with uPVC double glazed windows to both front and rear, ceiling light and radiator.



Bedroom Three - 12' 2" x 8' 4" (3.71m x 2.54m)

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

Bedroom Four - 8' 10" x 7' 4" (2.69m x 2.23m)

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



Family Bathroom -

With a three piece suite comprising low suite W.C. wash hand basin set on a vanity unit, square "P" shaped bath with shower over and profile glazed shower screening, two uPVC double glazed windows, fully tiled elevations and radiator.

Outside -

To the front there is block panel driveway parking for several vehicles.

Rear Courtyard -

To the rear there is a paved fully enclosed courtyard.



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

