



26 Asturian Gate **Ribchester, Preston, Lancashire** **PR3 3XQ** **£235,000 no chain**

A stylish ground floor apartment for modern living in a sought after semi-rural Ribble Valley location. This incredibly versatile apartment has many desirable features to benefit a wide range of buyers.

Ideally situated for commuters with good road networks and public transport links, it also benefits from a small community location with a range of shops/supermarkets, schools and amenities nearby. This apartment extends to over 104m² being an attractive purchase for many, including: young professionals, first time buyers, those in retirement or wishing to downsize and more. The Ribble Valley location enables this apartment to boast open countryside surroundings, stunning rear views, in addition it benefits from off road allocated private parking, 3 double bedrooms, en-suite and walk in wardrobe to master bedroom, large open plan kitchen diner with integrated appliances, large relaxing lounge and window seat, family bathroom, entrance hallway and communal vestibule area. Externally the property benefits from visitor parking, maintained gardens, woodland, children's play area and access to numerous local walks in this designated area of outstanding natural beauty. Viewing is highly recommended to appreciate the fantastic versatile living and lifestyle accommodation this apartment has to offer. Viewing by appointment only with the selling agents. Ref JT

Council Tax Band C

Energy Performance Certificate Band C

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

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Entrance Hallway

Wood laminate floor with two ceiling lighting points, double panel radiator, intercom system and telephone point, thermostat and storage cupboard

Dining Kitchen





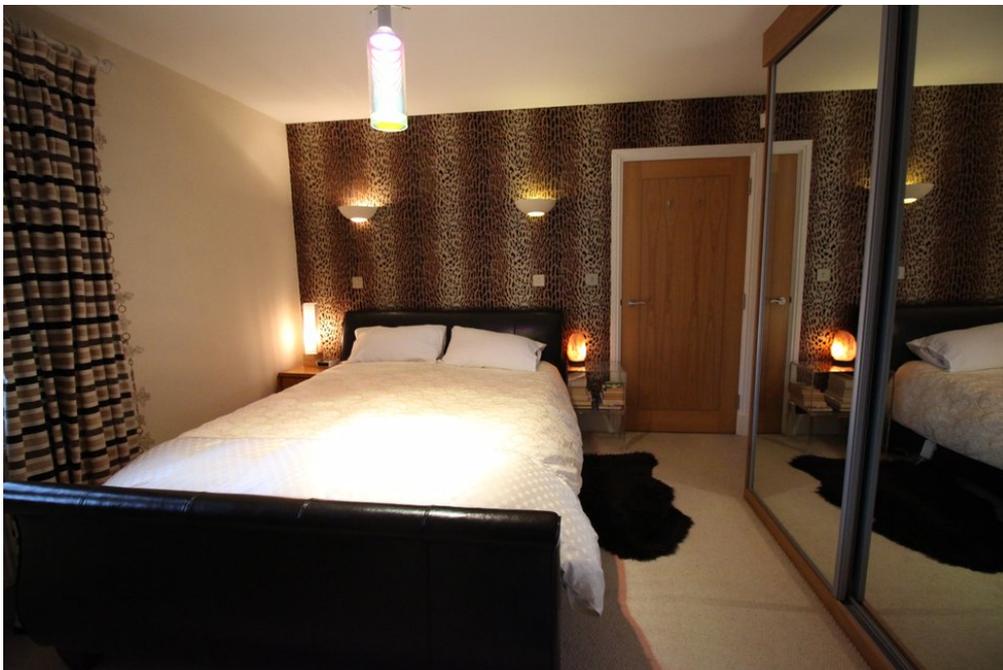
3.04m x 6.37m (10' 0" x 20' 11") UPVC double glazed patio doors to the rear. UPVC double glazed window to the side aspect. Modern fitted 'SieMatic' kitchen with a range of fitted wall and base units with complementary granite work surfaces, granite splash backs, stainless steel sink and drainer unit with mixer tap. Range of integrated appliances including oven with warming drawer, microwave, dishwasher, fridge freezer, washer, dryer and five ring induction hob. Cupboard housing combination boiler. Two double panel radiators, television point and spotlights to the ceiling.

Lounge



3.65m x 5.75m (12' 0" x 18' 10") Double glazed windows to the rear aspect with stunning views over the surrounding countryside. Feature bay window seat with storage. Ceiling light point, with wall lights, television point and double panel radiator.

Master Bedroom



3.48m x 3.45m (11' 5" x 11' 4") UPVC double glazed window to the front aspect. Fitted wardrobes with mirrored sliding doors, further walk in wardrobe with fitted storage, shelving and rail. Double panel radiator, wall lights and ceiling lighting point.

Ensuite



UPVC double glazed opaque window to the side aspect. Three piece suite comprising combined low level WC and vanity wash basin. Fully tiled shower cubicle with shower attachment. Fully tiled walls, spotlights to the ceiling, extractor fan and vertical heated towel rail.

Bedroom Two / Office room



3.87m x 3.02m (11' 7" x 9' 10") Two UPVC double glazed windows to the front aspect. Range of fitted furniture incorporating desk unit, cupboards and drawers. Ceiling lighting point.

Bathroom



2.01m x 2.56m (6' 7" x 8' 5") Three Piece suite comprising low level WC, pedestal hand wash basin and panelled bath. Part tiled walls, extractor fan, vertical heated towel rail and spotlights to the ceiling.

Bedroom 3



3.61m x 3.2m (11' 10" x 10' 6") UPVC double glazed window to the rear aspect with open countryside views. Range of fitted furniture including wardrobes and bedside tables with recessed lighting. Double panel radiator and ceiling light point.

External



Allocated parking to the front of the property including 3 visitors parking spaces.

Maintained communal gardens and children's play area.

Tenure

Leasehold property 983 year lease remaining with management & service fees of £153 per month.

Council Tax Band

Band C Ribble Valley Borough Council 2020/2021 charges payable £1,647.





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