

HOME  TRUTHS

Ribble Drive, Hesketh Bank

PR4 6SY

Offers in Region of £290,000





A rare opportunity to purchase a substantial and versatile four bedroom semi detached property on a quiet cul de sac backing onto green open space from where you can head off on walks down Guide Road and Marsh Road down to the Rivers Ribble and Douglas. As one of only four houses on the development blessed with gated access to the green space, childrens play park and primary school, it is the perfect home for families with small children, dogs or both. The driveway can accommodate several vehicles and leads to the larger than average detached garage and the main entrance with storm canopy. Step into the welcoming hallway and from there to the spacious living room with open arch to the dining room. The sun room to the rear provides all day sunshine and is centrally heated to allow all year round use, whilst overlooking the garden and having patio doors out. The dining kitchen comprises a range of wall and base units with electric hob, oven and grill, and the rear porch leads to the boiler room with space, power and plumbing for additional appliances. Completing the ground floor, bedroom four is a lovely double with fitted wardrobes and the shower room comprises fully tiled elevations, wash hand basin, floating wc and mixer shower in cubicle. Externally the west facing garden has Indian stone sun terrace, morning terrace, lazy artificial turf lawn, morning terrace, summer house and a courtesy door to the garage with power and light. With gated access to the green space to the rear this is a lovely place in which to relax or entertain.



Back inside, stairs lead to the first floor landing with all bedrooms having fitted wardrobes. Bedroom one is to the front also has eaves storage, with bedrooms two and three to the rear enjoying views over fields and trees to the moss. The bathroom comprises bath with screen and mixer shower over, wash hand basin, wc and concertina door to the large walk in linen cupboard. With over 1300 square feet of accommodation the property offers the option of a ground floor bedroom and shower room that would suit an elderly relative, independent teenager or work from home area this is a first class family home which has been in the same ownership since being a new build in 1968.

- Four bedroom semi detached property
- Over 1300 square feet of versatile accommodation
- Delightful open aspect to the rear
- Virtual tour
- Cul de sac location
- No upward chain



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Ecclestone Branch

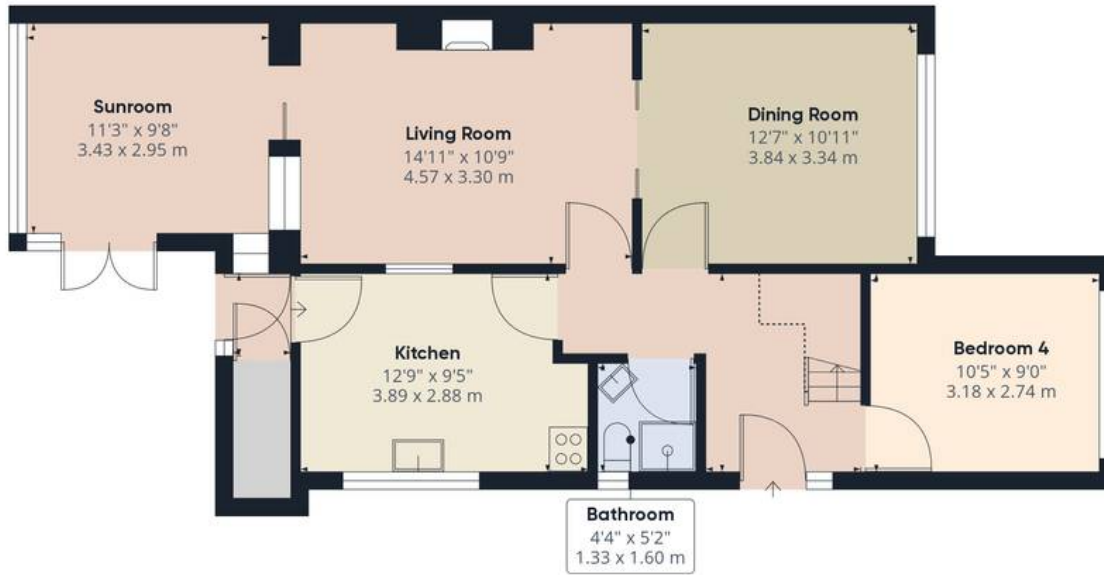
265 The Green, Ecclestone, PR7 5TF
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Coppull Branch

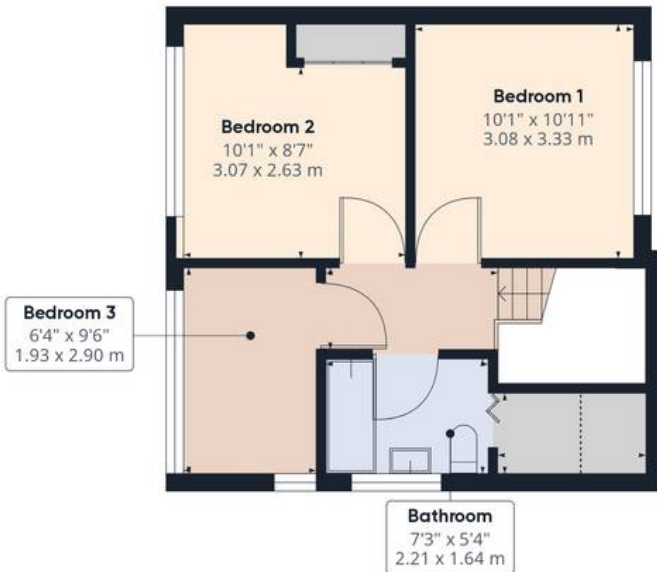
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1375.2 ft²
127.76 m²

Reduced headroom

29.82 ft²
2.77 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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