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2 CHURCH STREET, RIBCHESTER,
PR3 3XP
£485,000

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DESCRIPTION:

A 'Chocolate Box' looking property situated in the heart of the historic village of Ribchester within a few yards of the banks of the River Ribble and most conveniently located for ease of access to all village amenities including junior school, churches, Spar shop and Post Office and recreational areas. There are good routes to adjoining towns and villages including Longridge, Preston, Blackburn and Clitheroe and the A59 is easily accessible giving through routes to the M6 motorway.

DIRECTIONS:

From the Clitheroe/Whalley direction travel into the village along Blackburn Road taking the first turning left into Water Street passing the White Bull on the left hand side and this runs into Church Street and No 2 lies on the right hand side just before the river.

From Longridge travel into the village along the B6245 which runs into Church Street itself.

THE ACCOMMODATION AFFORDS

ENTRANCE VESTIBULE

With Travertine floor, Pine part glazed entrance door, Georgian part glazed inner door.

LOUNGE

21'9" x 13'6" (6.63m x 4.11m) With solid Oak floor, beamed ceiling, feature stone fireplace with electric illuminated log effect fire, Georgian SS window, TV

input point, two double central heating radiators, air conditioning unit (heating/cooling).

DINING ROOM

16'3" x 10'5" (4.95m x 3.18m) With solid Oak floor, air conditioning unit (heating/cooling) with Georgian SS window, double central heating radiator, beamed ceiling.

STUDY/SITTING ROOM

11'5" x 8'6" (3.48m x 2.59m) With five panelled full width picture window, exposed stone to one wall, central heating radiator, Velux window, vaulted beamed ceiling, air conditioning unit (heating/cooling).

CLOAKROOM

With two piece suite comprising low suite WC, single drainer stainless steel sink unit, plumbed and drained for automatic washing machine, part tiled walls, fitted base and matching wall cupboards, Remeha wall mounted central heating boiler.

FITTED KITCHEN

11'5" x 9'9" (3.48m x 2.97m) With solid Oak floor, range of fitted base and matching eye level units with built in appliances including Britannia two oven range with gas hob, extractor canopy, dishwasher, Belfast sink, central circular work station, Neff American fridge/freezer with ice maker, Georgian window, beamed ceiling.





SIDE PORCH/SUN ROOM

11'2" x 5'10" (3.40m x 1.78m) With two uPVC and Georgian windows, separate Georgian transom window, Two uPVC French opening doors to side garden, central heating radiator, Travertine tiled floor.

STAIRCASE TO FIRST FLOOR

With wrought iron balustrade.

L SHAPED LANDING

With vaulted ceiling, double central heating radiator, triangular shaped window.

FRONT DOUBLE BEDROOM

11'7" x 10'3" (3.53m x 3.12m) With Georgian SS window, double central heating radiator, valuted ceiling, solid Oak floor.

FRONT DOUBLE BEDROOM

12'11" x 12' (3.94m x 3.66m) With Georgian SS window, double central heating radiator, fitted wardrobe units to one wall, wall air conditioning unit (heating/cooling), vaulted beamed ceiling, exposed roof trusses.

REAR BEDROOM

11'6" x 9'9" (3.51m x 2.97m) With wide Georgian window, double central heating radiator, vaulted beamed ceiling, solid Oak floor.

BATHROOM

With four piece suite comprising roll top bath with mixer tap and shower, vanity wash handbasin, cc low suite WC, corner shower cubicle, wall cabinet with LED down lighting, solid Oak floor, casement window, Velux window, ladder towel rail, part tiled walls, extractor fan.

OUTSIDE

There are gardens to the front, side and rear of the property. To the front is a landscaped garden with Lavender border flowerbeds. The rear garden is mainly laid to lawn with a large timber decked patio area, outside power and water supply. Covered log store. Summer house and stone store place.

GENERAL INFORMATION

Ribble Valley Borough Council Tax Band - E

Freehold tenure and free from chief rent
All mains services are installed
Gas fired central heating

VIEWING:

By appointment with vendor's agents only.

CALL: 01200 427331

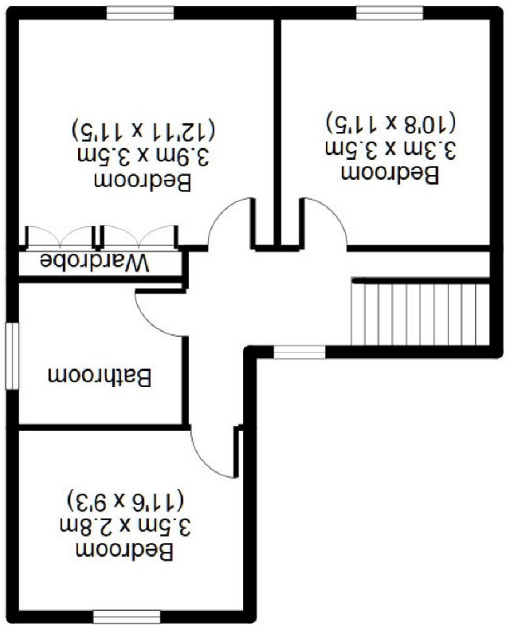
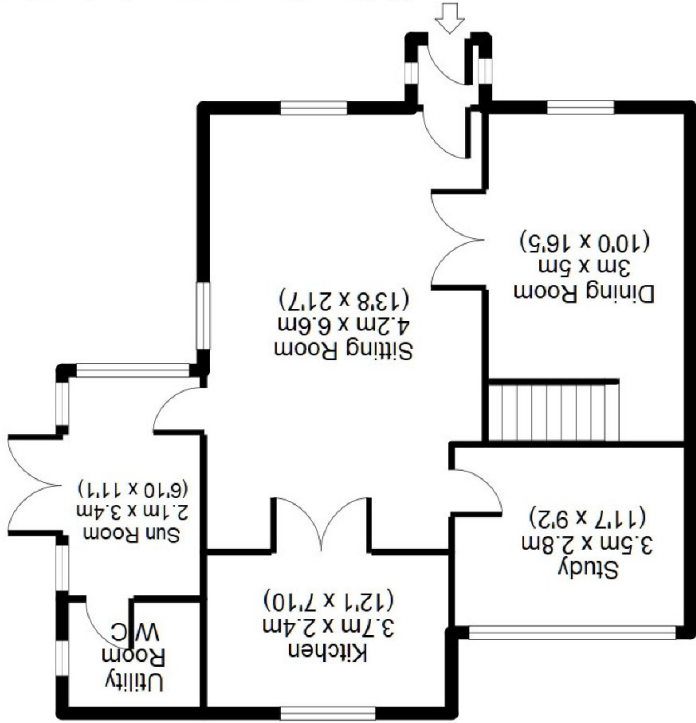
CLICK: www.mortimers-property.co.uk

COME IN: to our Clitheroe Office



- CLITHEROE**
5 & 7 Castle St.
BB7 2BT
01200 427331
- WHALLEY**
39 King St.
BB7 9SP
01254 825556
- ACCRINGTON**
22 Blackburn Rd.
BB5 1HD
01254 234266
- BLACKBURN**
68 King William St.
BB1 7AG
01254 662223
- GREAT HARWOOD**
45 Queen St.
BB6 7QP
01254 881970

All dimensions are approximate and are for illustrative purposes only. No responsibility is taken for any error.



2 Church Street
APPROX GROSS INTERNAL FLOOR AREA: 123 sq. m / 1323 sq. ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential