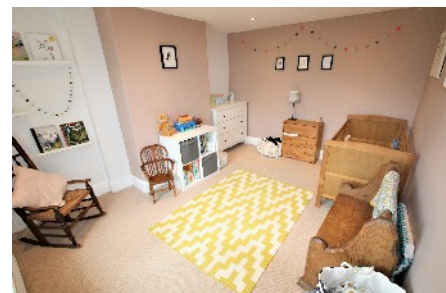
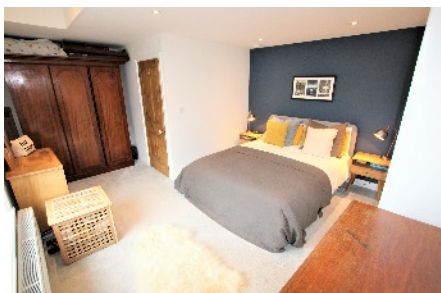
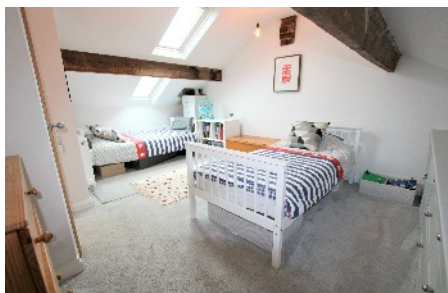




## 73 Church Street, Ribchester PR3 3XP

# Offers Over £230,000



**Situated in the heart of Ribchester, just a short walk from all local amenities and stunning walks along the River Ribble, this extended stone built terraced family home offers spacious living accommodation over three floors.**

This cosy terraced cottage retains many original features throughout along side modern fixtures and fittings including multi-fuel burners in both the ground floor reception rooms giving a real country cottage feel to the house. This family home offers plenty of space for everyday family life over three floors including three double bedrooms.

The accommodation comprises: Ground Floor; Entrance Vestibule, Entrance Hall, Living Room, Dining Room, Kitchen. First Floor: Landing, Family Bathroom, Master Bedroom & Bedroom Two. Second Floor: Bedroom Three. Outside there is an enclosed private garden to the rear with three brick built storage shed. There is a rear gate that provides access round the back of the house.

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### Entrance Vestibule

Internal glass panelled door, original mosaic tiled flooring, coat hooks

### Entrance Hall

Original mosaic tiled flooring, gas central heating radiator, stairs to first floor, ceiling light, decorative corning

### Living Room

**3.93m x 3.93m (12' 9" x 12' 9")**

Double glazed window, gas central heating radiator, central multi fuel burner on stone hearth with wooden beamed lintel over, multiple sockets, ceiling light with decorative corning

### Dining Room

**3.99m x 4.09m (13' x 13' 4")**

Double glazed window, gas central heating radiator, central multi fuel burner on stone hearth with stone surround, multiple sockets, ceiling light

### Kitchen

**3.03m x 2.10m (9' 9" x 6' 8")**

Range of base and eye level units with complementary work surfaces, 4 ring electric hob with stainless steel extractor over, integral oven and grill, plumbed for washing machine, tiled splash backs, double glazed window, door to rear garden, under stairs storage

### Landing

Vaulted beamed ceiling with Velux window, spindled balustrade, stairs to second floor with under stairs storage, ceiling light, thermostat

### Family Bathroom

**3.04m x 2.10m (9' 9" x 6' 8")**

Panelled bath with electric shower over, glass shower screen, dual flush WC, wash basin, heated towel rail, double glazed frosted window, storage cupboard, tiled walls and floor, loft access

### Bedroom Two

**3.97m x 3.24m (13' x 10' 6")**

Double glazed window, gas central heating radiator, ceiling spots, multiple sockets

### Master Bedroom

**3.91m x 5.07m max (12' 8" x 16' 6")**

Double glazed window, gas central heating radiator, ceiling spots, multiple sockets

### Bedroom Three

**3.52m x 5.04m (11' 5" x 16' 5")**

Two upvc double glazed Velux windows with fitted blackout blinds, gas central heating radiator, ceiling lights, range of modern fitted cupboards and drawers, beamed ceiling, wall mounted WORCESTER combination boiler, multiple sockets

At the rear of the property is an enclosed garden area with imitation grass lawn and a pebbled patio seating area. There are three generous brick built store sheds providing plenty of storage areas. A gate at the end of the garden provides access to the rear.







**Location:** From our Whalley office proceed to the petre roundabout and take your second exit along the A59 and at the traffic lights turn right onto Ribchester Road. Continue down the hill, over the bridge and into Ribchester. At the T-junction turn left and continue along this road. The property can be found on the left.

### services

All mains services are connected.

### tenure

We understand from the owners to be Leasehold.

### council tax

Band D.

### other information

Gas central heating and double glazing installed

### viewings

Strictly by appointment tel. 01254 828810

### office hours

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

### property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

### surveys

Athertons offer a full surveying service and are able to undertake surveys and valuations in accordance with the Royal Institution of Chartered Surveyors guidelines. Please ring for a competitive quotation on 01254 828810.

### internet

Details of this and other properties can be viewed on our website [www.athertons-uk.com](http://www.athertons-uk.com)

### money laundering regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)

October 2020

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