



  
**Holdens**  
ESTATE AGENTS

**28a Water Street, Ribchester**

Offers Over **£350,000**

  
**Holdens**  
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## 28a Water Street

Ribchester, Preston

Charming two bedroom detached cottage with modern comforts, sun room, stylish lounge, private garden, summer house (with stove), garage, off road parking, and up-to-date compliance certificates.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautiful Detached House
- 2 Spacious Bedrooms
- Kitchen/Diner
- Inviting Bright Living Room
- Sun Room
- Downstairs Shower Room
- Stylish Lounge with Feature Gas Stove
- Family Bathroom
- Private Rear Garden
- Summer House/Office with Multi-Fuel Stove
- Garage





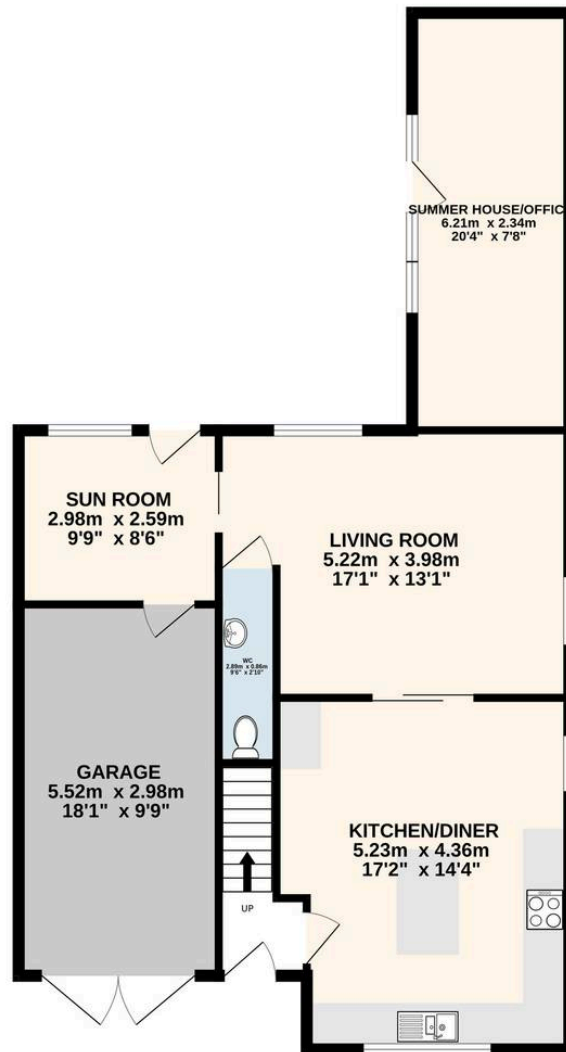




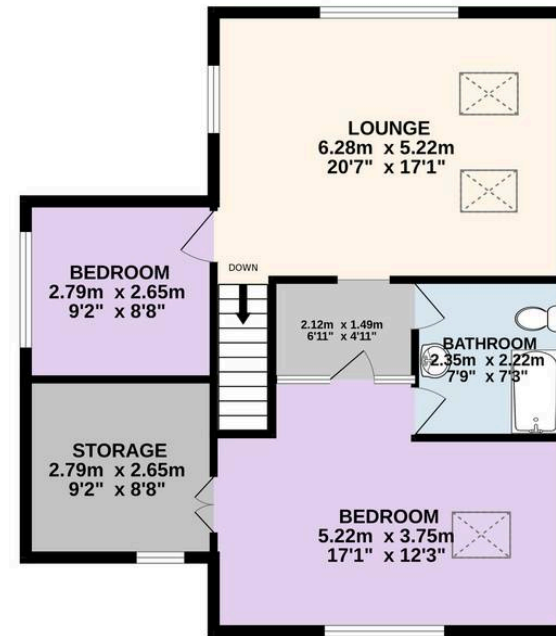




GROUND FLOOR  
85.3 sq.m. (918 sq.ft.) approx.



1ST FLOOR  
62.9 sq.m. (677 sq.ft.) approx.



TOTAL FLOOR AREA : 148.2 sq.m. (1595 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Holdens Longridge

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