



17 Ribblesdale Road, Ribchester
£249,950

Holdens
ESTATE AGENTS



17 Ribblesdale Road

Ribchester, Preston

Charming 2-bed mid-terrace in Ribchester with attic room, two receptions, rear yard with views, and scope to modernise. No onward chain. Close to village amenities and countryside walks. Council Tax band: C

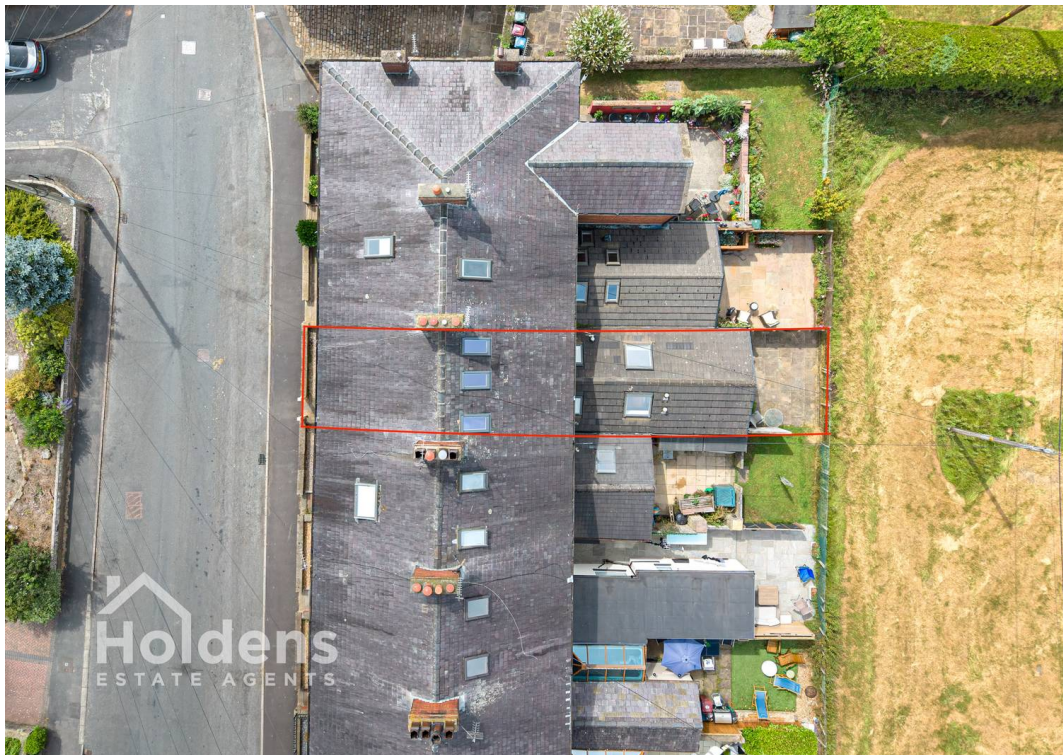
Tenure: Freehold

EPC Energy Efficiency Rating:

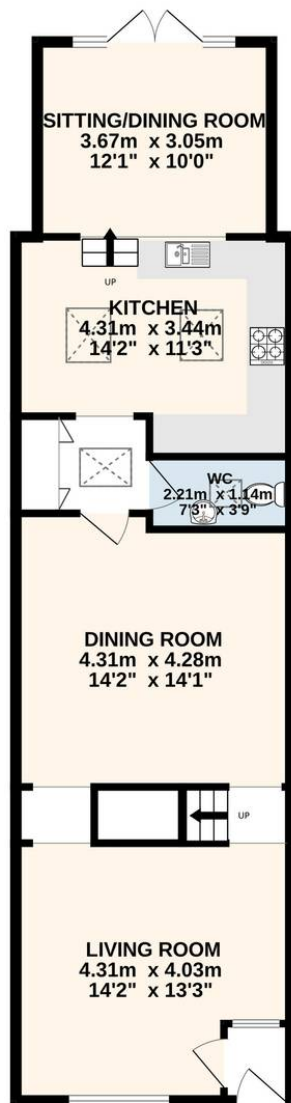
EPC Environmental Impact Rating:

- Charming mid-terrace character property in the heart of the historic village of Ribchester.
- Full of character with excellent potential for modernisation.
- Welcoming front living room leading through to a separate dining room.
- Kitchen opening into an additional dining/living area, ideal for modern family living.
- Delightful enclosed rear yard with open views across fields.
- Two generous first-floor bedrooms.
- Family shower room.
- Useful attic room accessed via a further staircase, offering versatile additional space.
- A wonderful opportunity to update and personalise a character home.
- Conveniently located close to village amenities, scenic countryside walks and transport links.

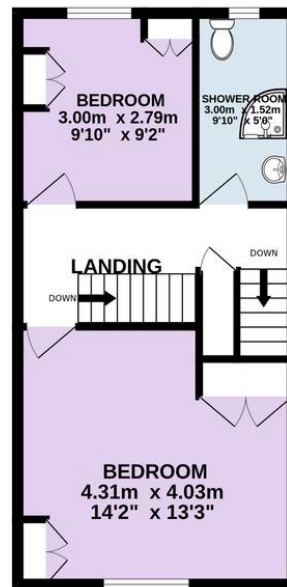




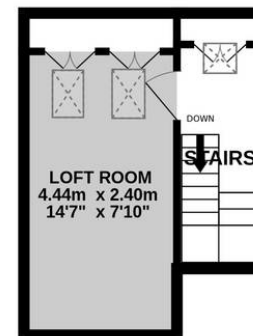
GROUND FLOOR
69.5 sq.m. (748 sq.ft.) approx.



1ST FLOOR
38.5 sq.m. (415 sq.ft.) approx.



2ND FLOOR
17.5 sq.m. (188 sq.ft.) approx.



TOTAL FLOOR AREA : 125.5 sq.m. (1351 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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