



18 Chester Brook, Ribchester, Preston, PR3 3XT

£269,950

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This super traditional semi detached home is sure to prove popular. Set in a quiet residential area on the edge of a historic village in the heart of the Ribble Valley the property briefly comprises an entrance hall, lounge, open plan kitchen diner with seating area and a rear porch. To the first floor you will find 3 bedrooms and a bathroom. Outside there is driveway parking, a detached garage and gardens to the front and rear. To the rear of the property are open views over the countryside. The property is in need of some cosmetic improvement to modernise and it will then make a perfect family home.

Ribchester village has a good amount of amenities including a primary school, places of worship and convenience store, public houses and cafes along with a play park, tennis club and social groups. For further amenities can be found in the nearby market towns of Longridge and Clitheroe.









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## Road Map



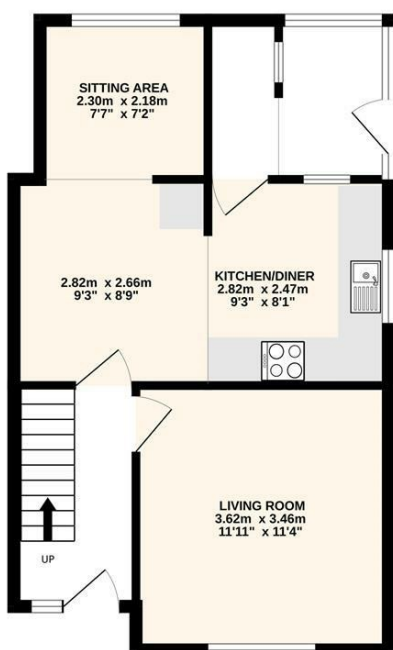
## Hybrid Map



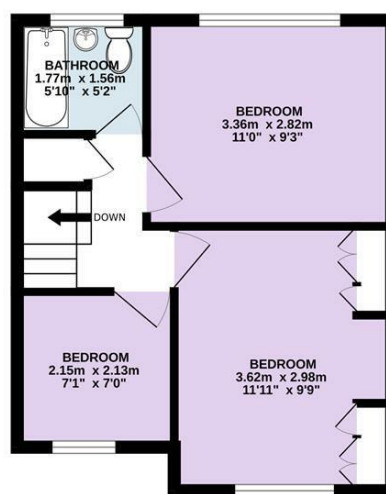
## Terrain Map



GROUND FLOOR  
42.5 sq.m. (457 sq.ft.) approx.



1ST FLOOR  
31.8 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA: 74.3 sq.m. (800 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.  
Made with Metropix C3025

## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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