



## 38 Ribblesdale Drive

Grimsargh, Preston, PR2 5RJ

£204,950



Holdens are pleased to bring to the market this lovely semi-detached bungalow in a popular residential area of Grimsargh being handy for the village facilities, bus route and motorway connections. The accommodation is over two floors: ground floor: entrance hallway, living room, kitchen, two bedrooms, bathroom, To the first floor there is another bedroom. Lawned front garden, driveway leading to the detached garage and good size lawned rear garden. Gas central heating, double glazed. Well presented. This bungalow will not be around long, call us to book a viewing. NO CHAIN. Freehold. Council Tax Band C.





## GROUND FLOOR

### Entrance Hallway

uPVC double glazed door and window, radiator, laminate floor, access into living room, kitchen, bathroom and two bedrooms, stairs to first floor.

### Living Room

15'2" x 10'10" (4.629m x 3.320m)

uPVC double glazed window to rear, electric fire, radiator.

### Kitchen

8'10" x 9'5" (2.717m x 2.878m)

Wall and base units, gas cooker, stainless steel sink with drainer, tiled splashback, space for fridge, freezer and washing machine, radiator, uPVC double glazed window and door to rear.

### Bedroom 1

12'0" x 10'10" (3.661m x 3.325m)

uPVC double glazed window to front, radiator, understairs storage.

### Bedroom 3

8'11" x 8'10" (2.730m x 2.704m)

uPVC double glazed window to front, radiator.

### Bathroom

6'6" x 5'8" (1.987m x 1.744m)

Bath with overhead electric shower, basin, WC, tiled walls, radiator, uPVC double glazed window to side.

### First Floor

#### Landing

Access into bedroom, loft access, storage cupboard on the eaves storage.

### Bedroom 2

8'11" x 11'6" (2.720m x 3.530m)

Fitted wardrobes, radiator, uPVC double glazed window to side.

### EXTERNALLY

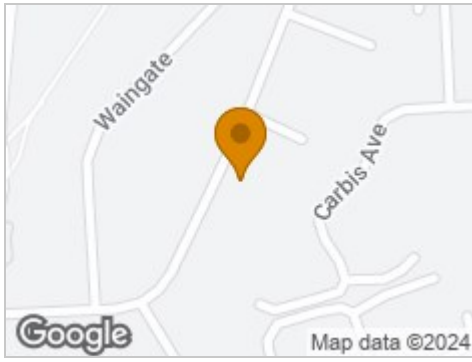
Lawn to front, driveway providing off-road parking, garage with up and over door, gated access to side, flagged patio and lawn to rear.

### PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



### Road Map



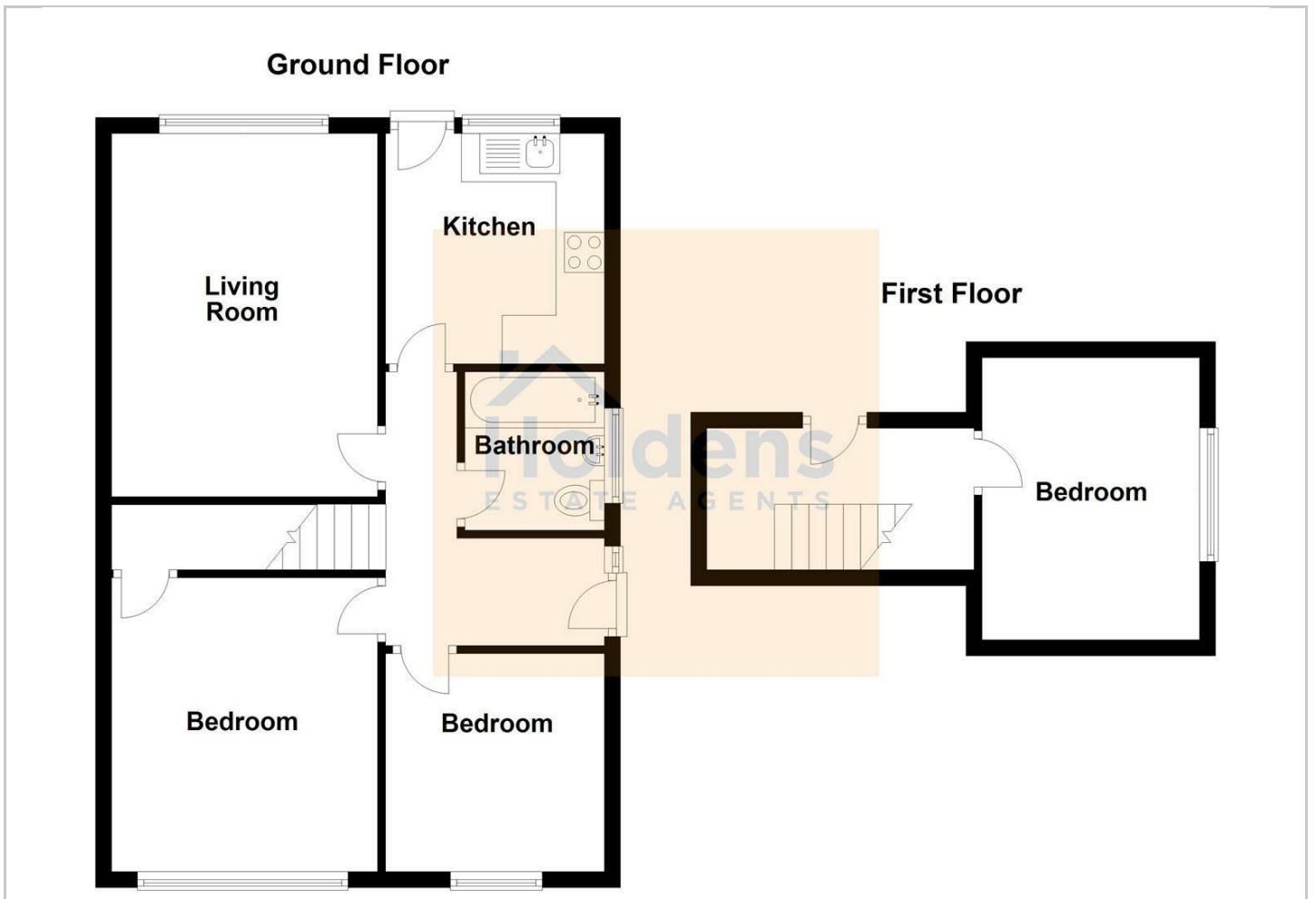
### Hybrid Map



### Terrain Map



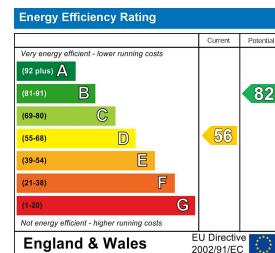
### Floor Plan



### Viewing

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

### Energy Efficiency Graph



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