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19 Ribby Avenue, Wrea Green PR4 2ND

£325,000

Beautifully Renovated Two-Bedroom Dormer Bungalow in Sought-After Wrea Green Village



Entrance Vestibule

UPVC double glazed obscure double doors to the side. Tiled flooring, spot lighting and cupboard housing consumer unit. Glazed oak door to:

Entrance Hall

Laminate flooring with under floor heating, coving, spot lighting and carpeted staircase leading to the first floor. Doors leading to the following rooms:

Lounge/Dining Room

UPVC double glazed windows to the front and side. Built-in contemporary electric fire, recess above for TV. Recessed shelving, spot lighting, carpeted flooring and under floor heating.

Living Dining Kitchen

Powder coated aluminium bi-folding doors to the rear and UPVC double glazed window to the side. Range of fitted wall and base units incorporating quartz work surfaces, breakfast bar, and under mount 1 1/2 bowl ceramic sink with gold mixer tap. Integrated appliances include: Bosch oven/grill, Bosch microwave, Bosch five ring induction hob with built-in extractor above and Neff dishwasher. Space for large American style fridge freezer. Spot lighting, under unit lighting, TV aerial point and laminate flooring with under floor heating. Useful under stairs storage cupboard housing water cylinder.

Shower Room

UPVC double glazed obscure window to the side. Three piece suite comprising: walk-in shower area with tinted glass screen, wall mounted black controls, handheld shower attachment and overhead rain shower; wall mounted vanity unit with inset wash hand basin and wall mounted black mixer tap; WC with concealed cistern and dual push button flush. Black contemporary ladder style towel radiator, spot lighting, recessed shelving, wall mounted illuminated mirror, extractor fan, fully tiled walls and flooring, with under floor heating.

First Floor Landing

Aforementioned staircase from the ground floor. Ceiling light, carpeted flooring and loft access hatch. Doors leading to the following rooms:

Master Bedroom

UPVC double glazed window to the front. Carpeted flooring, ceiling light, radiator and eaves access. Sliding door to:

En-Suite

Skylight window. Three piece white suite, comprising: step-in shower enclosure with glass screen door, wall mounted Mira controls and fixed showerhead; large vanity unit with inset wash hand basin and twin chrome taps; and WC with push button flush. Radiator, ceiling light, tile effect vinyl flooring, tiled splash backs and large cupboard with access to loft space housing boiler.

Bedroom Two

UPVC double glazed window to the side. Carpeted flooring, radiator, ceiling lights, eaves access, and range of fitted wardrobes.

External

To the front, paved driveway leading to the garage at the rear. Low maintenance stone chipped front garden with planted borders and feature shrubs and trees. To the rear, paved patio area, lawned garden, feature tree and planted borders.

Garage

Up and over door to the front UPVC double glazed obscure window to the side. Power, lighting and plumbing for washing machine.

Additional Information

Tenure - Freehold

Council Tax Band - D

Newly renovated including new flooring, open plan kitchen, living room, shower room, re-wiring and re-plastering.

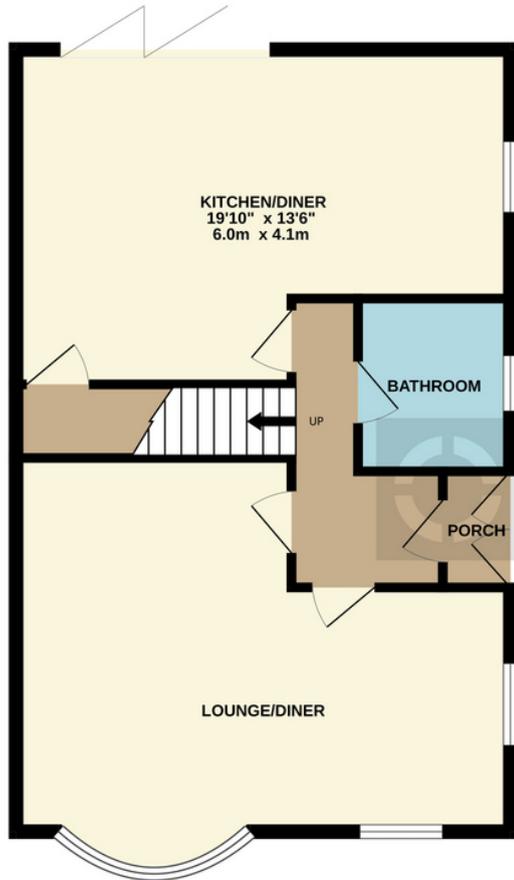
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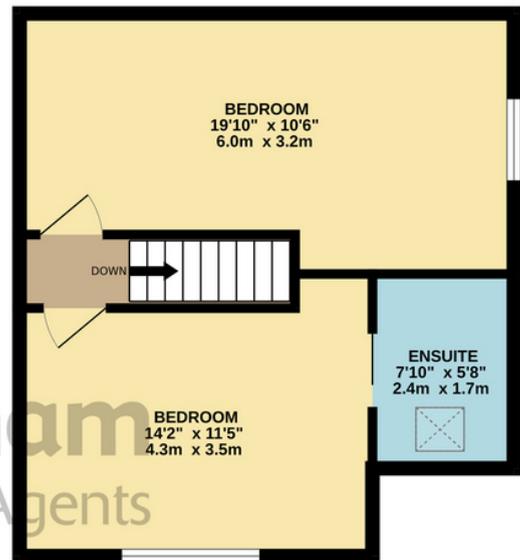


Floor Plans

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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