



Ridley Road, Preston, PR2

£112,000

None

Tenure: Freehold, **Bedrooms:** 3

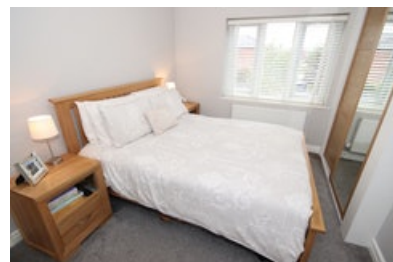
..... STUNNING MID TERRACE PROPERTY - 3 BEDROOMS Housesimple are pleased to present to the market this stunning mid terrace property situated in a popular area. This lovely home has been modernised throughout to a very high standard and is immaculately presented throughout and

Key features:

- Mid terrace
- Full UPVC
- GCH
- 3 Bedrooms
- Modern kitchen
- Immaculate Throughout
- Contemporary Bathroom
- Courtyard Garden

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band A (£1288.01 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



..... STUNNING MID TERRACE PROPERTY - 3 BEDROOMS

Housesimple are pleased to present to the market this stunning mid terrace property situated in a popular area. This lovely home has been modernised throughout to a very high standard and is immaculately presented throughout and is move in ready. This would be ideal for a first time buyer or a family alike having three bedrooms.

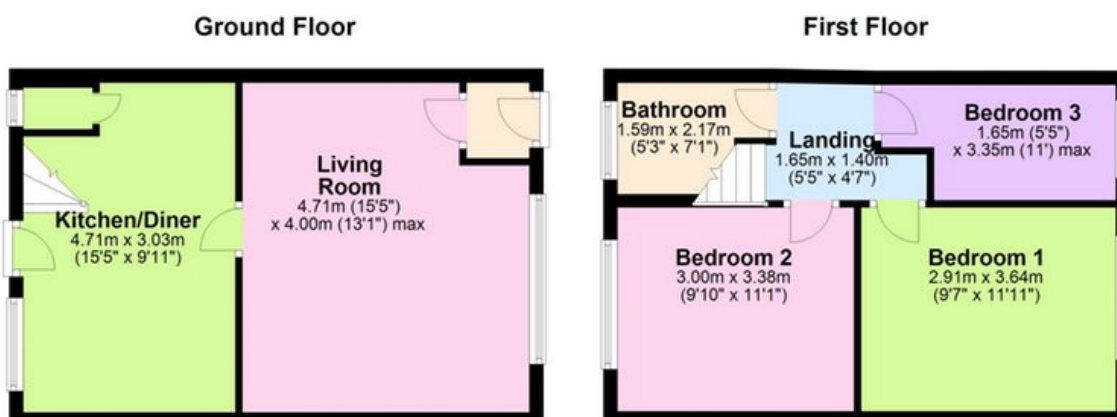
From the main entrance you enter a vestibule which opens in to the lovely lounge which has been done in modern contemporary colours and has wooden flooring, door leads through to the kitchen which has been fully fitted with modern shaker units and has co-ordinating wooden worktops, there is a dining table and storage area under the stair recess. External door leads to the courtyard garden and staircase leads to the first floor.

On the first floor the master bedroom has the added benefit of fitted wardrobes, there is a further double bedroom and a good size single. The modern bathroom has white suite and designer tiling and fittings to complete the contemporary finish.

Amenities and schools are within walking distance and the property is ideally situated for good road and transport links. The university campus and town centre are within walking distance.

This is a lovely property which is immaculate and move in ready and we thoroughly recommend early viewing to fully appreciate all the features this stunning property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

35, Ridley Road, Ashton-on-Ribble, PRESTON, PR2 2BS

Dwelling type: Mid-terrace house	Reference number: 0042-2861-6169-9591-3035
Date of assessment: 19 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 June 2019	Total floor area: 56 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,398
Over 3 years you could save	£ 195

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 195 over 3 years </div>
Heating	£ 1,017 over 3 years	£ 903 over 3 years	
Hot Water	£ 249 over 3 years	£ 168 over 3 years	
Totals	£ 1,398	£ 1,203	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small; margin: 0;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="font-size: 2em;">74</td> <td style="font-size: 2em;">90</td> </tr> </table> </div> <div style="width: 50%; padding-left: 10px;"> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> </div> </div>	Current	Potential	74	90	
Current	Potential				
74	90				

Top actions you can take to save money and make your home more efficient

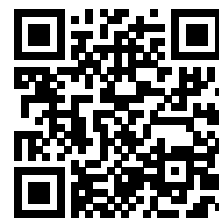
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 111
2 Solar water heating	£4,000 - £6,000	£ 81
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 852

To receive advice on what measures you can take to reduce your energy bills, visit www.simplesenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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