



The Corrins

45 Ribchester Road | Wilpshire | BB1 9HU

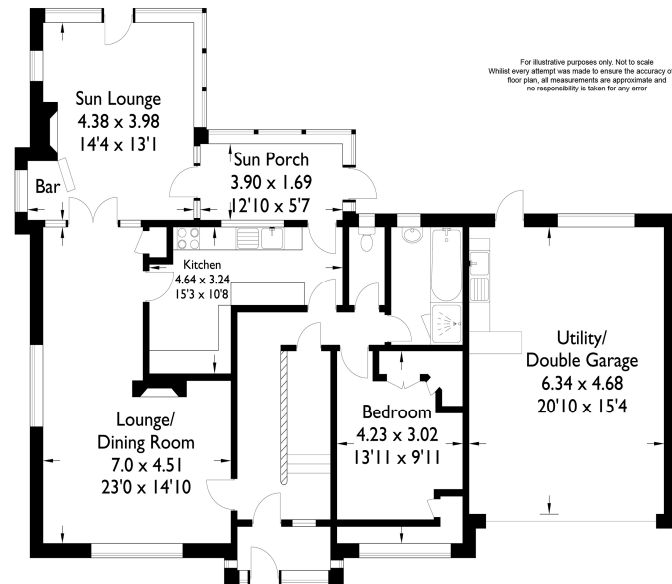
MSW HEWETSONS

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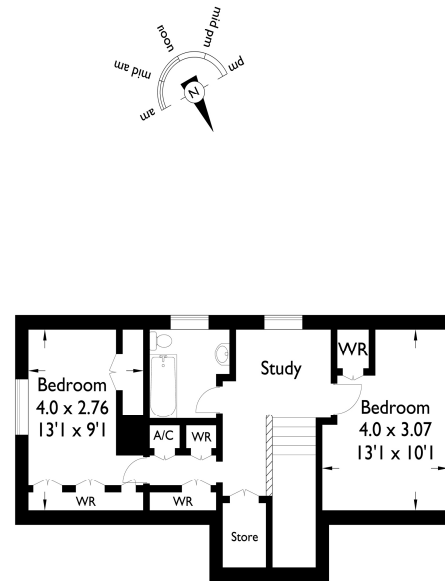
Approximate Gross Internal Area : 138.36 sq m / 1489.29 sq ft

Garage/Utility : 29.67 sq m / 319.36 sq ft

Total : 168.03 sq m / 1808.66 sq ft



Ground Floor



First Floor



The Corrins

Guide Price of £285,000

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A detached bungalow situated in a popular and accessible residential area within easy commuting distance of both the town centre and the motorway network. The property has the benefit of uPVC double-glazing throughout and gas fired central heating. The property has been extended to the rear with the addition of an excellent garden room with views to the rear private gardens.

Ground Floor

glazed window to rear elevation.

Entrance Porch

uPVC double-glazed entrance porch, ceramic tile floor.

Reception Hallway

Timber glazed entrance door to porch, double panel central heating radiator, timber spindle staircase leading to first floor accommodation, under stairs storage.

Lounge/Dining Room

Lounge Area

uPVC double-glazed window to front elevation, coved ceiling, double panel central heating radiator, living coal effect fire with marble hearth.

Dining Room Area

Sealed unit uPVC double-glazed window to gable elevation, double panel central heating radiator, coved ceiling. Feature built-in glazed bow fronted crockery cabinet with storage beneath.

Kitchen

Range of fitted pine base and wall units with work surfaces and complimentary tile splash backs. Single drainer stainless steel sink unit with mixer tap. Built-in 'Colston' dishwasher. Double panel central heating radiator, uPVC double-glazed rear door, uPVC double-

Sun Porch

uPVC double-glazed rear porch and conservatory, stone flagged floor.

Sun Lounge

uPVC double-glazed patio doors and access to rear porch. Single panel central heating radiator. Log effect gas fire in tiled recess with timber mantle. Corner bar area. Twin bow fronted internal windows. Electric ceiling mounted fan.

Bedroom One

Sealed unit uPVC double-glazed window to front elevation, double panel central heating radiator. Range of fitted clothes cupboards and drawers with complimentary matching bedside cabinets, electric ceiling fan.

Bathroom

Containing three-piece suite comprising grip handle panel bath, pedestal wash hand basin, fully tiled shower cubicle with "Mira" shower fitment. uPVC double-glazed window to rear elevation, double panel central heating radiator, wall mounted chromed radiator towel rail.

WC

Separate room with low level W.C; uPVC double-glazed window to rear elevation.

Particulars

of sale

First Floor

Staircase

Traditional timber balustrade staircase with separate wall mounted hand rail.

Landing

Open landing with uPVC double-glazed dormer window to rear elevation, double panel central heating radiator, large linen storage cupboard.

Bedroom Two

uPVC double-glazed window to gable elevation, double panel central heating radiator, fitted wardrobes and cupboards.

Inner Landing

Built-in linen cupboards and drawers.

Bedroom Three

Sealed unit uPVC double-glazed window to gable elevation, double panel central heating radiator, built-in wardrobes.

Bathroom

Containing three-piece suite comprising panel bath with 'Mira' shower fitment, pedestal wash hand basin, low level W.C; uPVC double-glazed dormer window to rear elevation, single panel central heating radiator.

External

Garage

Attached double garage with up and over door, light, power and water installed. uPVC double-glazed window and door to rear elevation. Integral utility area with sink.

Parking

To the front of the property is a large tarmacadam parking area suitable for several

vehicles with attractive, mature raised planting areas and stone boundary wall.

Gardens

Good sized, well planned garden area to the rear of the property mainly laid to paved areas with chipping walkways and formal planted areas. Aluminium green-house with power and water supply. Timber garden shed.

Services

Mains electricity, mains water, mains gas and mains sewerage. The water supply is metered.

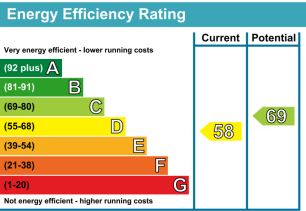
Tenure

The property is freehold with benefit of vacant possession upon legal completion.

Council Tax

Band E

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